

Agenda

Greensboro City Council

TUESDAY
October 16, 2007

4:00 p.m.

Council to meet at the Melvin Municipal Office Building, 300 West Washington Street, to drive to a residential location where staff will demonstrate various noise levels and meter readings.

REGULAR MEETING 5:30 P.M.

1. Moment of Silence
2. Pledge of Allegiance to the Flag
3. Recognition of Courier
4. Council Procedure for Conduct of the Meeting
5. Resolution honoring the memory of the late Clifton Edward Britt. (roll call vote) (Attachment #5 to Council members)
6. Resolution honoring the memory of the late Rev. Cheryl J. Lunn. (roll call vote) (Attachment #6 to Council members)
7. Speakers from the Floor (Each speaker will be allowed a maximum of three (3) minutes on non-agenda items and cannot cede their time to another speaker. Speakers from the floor will be limited to a maximum of thirty (30) minutes.)

PUBLIC HEARING ITEMS:

8. Ordinance amending Chapter 30 of the Greensboro Code of Ordinances, Section 30-1-10, Relation to the Comprehensive Plan, to consider an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential to the High Residential land use classification for the property located on the northeast corner of Lawndale Drive and Lake Jeanette Road—this matter continued from the October 2, 2007 Council meeting. (Attachment)
Council has received a request to withdraw this request.

MEMBERS OF COUNCIL

KEITH A. HOLLIDAY, Mayor
SANDRA ANDERSON GROAT, Mayor Pro Tem
FLORENCE F. GATTEN, At Large
YVONNE J. JOHNSON, At Large

T. DIANNE BELLAMY-SMALL, District One
GOLDIE FRINKS WELLS, District Two
TOM PHILLIPS, District Three
MIKE BARBER, District Four
SANDY CARMANY, District Five

PUBLIC HEARING ITEMS CONTINUE:

9. Ordinance rezoning from RS-15 Residential Single Family to Conditional District-General Office Moderate Intensity for property located at the northeast quadrant of Lawndale Drive and Lake Jeanette Road—this matter continued from the October 2, 2007 Council meeting. (Attachment) Council has received a request to withdraw this request.
10. Ordinance rezoning from Conditional District – General Business to Conditional District – General Business for property located on the north side of Ashland Drive between South Holden Road and United Street. (roll call vote) (Attachment #10 (PL(Z) 07-46) to Council Members)
11. Ordinance amending Chapter 30, Section 30-1-10, Relation to the Comprehensive Plan to consider amending the Connections 2025 comprehensive Plan for properties located on the north side of West Cornwallis Drive, between Lendew Street and just west of Battleground Avenue, from the Low Residential Land Use Classification to the Mixed Use Residential Land Use Classification. (roll call vote) (Attachment #11 (CP-07-31) to Council Members)
12. Ordinance amending Chapter 30, Section 30-1-10, Relation to the Comprehensive Plan to consider amending the Connections 2025 comprehensive Plan for properties located to the west and north of the intersection of South Eugene Street and South Elm Street-Area A from the Industrial/Corporate Park Land Use Classification to the Mixed Use Commercial Land Use Classification; Area B from the Industrial/Corporate Park Land Use Classification to the Mixed Use Residential Land Use Classification. (roll call vote) (Attachment #12 (CP-07-32) to Council Members)
13. Ordinance amending Chapter 30, Section 30-1-10, Relation to the Comprehensive Plan to consider amending the Connections 2025 comprehensive Plan for properties located on both sides of Yanceyville Street, south of Lees Chapel Road, from the Low Residential Land Use Classification to the Moderate Residential Land Use Classification (roll call vote) (Attachment #13 (CP-07-33) to Council Members)
14. Ordinance amending Chapter 30, Section 30-1-10, Relation to the Comprehensive Plan to consider amending the Connections 2025 comprehensive Plan for properties located on both sides of Joe Brown Road, east of its intersection with US 29, from the Moderate Residential Land Use Classification to the Industrial/Corporate Park Land Use Classification. (roll call vote) (Attachment #14 (CP-07-35) to Council Members)
15. Ordinance amending Chapter 30, Section 30-1-10, Relation to the Comprehensive Plan to consider amending the Connections 2025 comprehensive Plan for properties located north of West Wendover Avenue, between I-40 and the east side of Meadowood Street- Area A is proposed to be amended from the High Residential Land Use Classification to the Low Residential Land Use Classification. Area B is proposed to be amended from the Commercial and High Residential Land Use Classifications to the Moderate Residential Land Use Classification. Area C is proposed to be amended from the Commercial Land Use Classification to the Low Residential Land Use Classification. Area D is proposed to be amended from the Low Residential and Commercial Land Use Classifications to the Moderate Residential Land Use Classification. Area E is proposed to be amended from the Commercial and Low Residential Land Use Classifications to the High Residential Land Use Classification. (roll call vote) (Attachment #15 (CP-07-36) to Council Members)

PUBLIC HEARING ITEMS CONTINUE:

16. Ordinance amending the Greensboro Connections 2025 Comprehensive Plan, incorporated by reference in the Greensboro Code of Ordinances with respect to Zoning, Planning and Development, Section 30-1-10, Chapter 10, Section 10.4.2, Various Plan amendments. (roll call vote) (Attachment #16 to Council Members)
17. Ordinance amending Chapter 30: Section 30-2-1, Section 30-2-2.7, Section 30-2-2.9, Section 30-2-2.12, Section 30-2-2.13, Section 30-3-11.5, Section 30-4-2.1, Section 30-4-3.3, Section 30-4-4.3, Table 30-4-6-1, Section 30-4-6.1, Section 30-4-6.2, Table 30-4-6-4, Table 30-4-6-5, Section 30-4-10.2, Section 30-5-1.5, Section 30-5-2.54, Section 30-5-3.4, Table 30-6-13-1, Table 30-6-13-2, Section 30-6-13.2, Table 30-6-13-3, Section 30-6-13.3, Table 30-6-13-4, Section 30-6-13.4, Section 30-6-13.5, Section 30-9-11.4, Relation to the street design standards requirements, to consider amendments to this ordinance.” (roll call vote) (Attachment #17 to Council Members)

CONSENT AGENDA ITEMS **(One Vote)**

18. Ordinance amending in the amount of \$252,785 the FY 2006-07 Federal, State and Other Grants Project Fund Budget for the Workforce Investment Act Programs. (Attachment #18 to Council Members)
19. Ordinance amending in the amount of \$17,500 State, Federal and Other Grants Fund Budget for the appropriation of the Downtown ABC Enforcement Grant. (Attachment #19 to Council Members)
20. Resolution approving recommendations to launch a Public Art Program in Greensboro. (Attachment #20 to Council Members)
21. Resolution approving utility agreement with the North Carolina Department of Transportation for the B-3337 Project. (Attachment #21 to Council Members)
22. Resolution calling a public hearing for November 5, 2007 on the annexation of territory to the corporate limits located at 3410-3432 McConnell Road – 43.77 Acres. (Attachment #22 to Council Members)
23. Resolution approving appraisal in the amount of \$59,000 and authorizing purchase of property of Triad Wenstar Realty for the Wendover Avenue West Sidewalk project. (Attachment #23 to Council Members)
24. Resolution approving appraisal in the amount of \$146,000 and authorizing purchase of property of R&M Properties for the Wendover Avenue West Sidewalk project. (Attachment #24 to Council Members)
25. Ordinance amending in the amount of \$10,000 State, Federal and Other Grants Fund Budget for the appropriation of Governor’s Highway Safety Grant Coordination Funds. (Attachment #25 to Council Members)

CONSENT AGENDA ITEMS CONTINUE:

26. Resolution authorizing installation of a 12" water line and an 8" sewer line along Hilltop Road under Agreement between the City of Greensboro and Guilford County. (Attachment #26 to Council Members)
27. Resolution authorizing the City Attorney to institute proceedings to condemn portion of the property of Gary W. McKeel in connection with the Alamance Road Phase I Water Main project. (Attachment #27 to Council Members)
28. Ordinance amending in the amount of \$17,000 State, Federal and Other Grants Fund Budget for the appropriation of additional resources for the NC Department of Environment and Natural Resources Grant for the Guilford County Tree Canopy Survey by drainage basin. (Attachment #28 to Council Members)
29. Resolution listing loans and grants for City Council approval. (Attachment #29 to Council Members)
30. Ordinance amending Chapter 16 of the Greensboro Code of Ordinances with respect to Motor Vehicles and Traffic - vehicle impoundment, redemption, etc. (Attachment #30 to Council Members)
31. Resolution authorizing Municipal Agreement between the City of Greensboro and NCDOT for Bridge Replacement on Mackay Road (SR 1549). (Attachment #31 to Council members)
32. Resolution approving sale of a portion of property located at 1715 Battleground Avenue to Kay Cashion. (Attachment #32 to Council members)
33. Motion to approve budget adjustments covering September 1 through September 30, 2007. (Attachment #33 to Council Members)
34. Motion to approve minutes of regular meeting of October 2, 2007.

BUSINESS ITEMS:

35. Ordinance changing the name of the portion of street located on the west side of the Urban Loop Thoroughfare from Stage Coach Trail to Old Stage Coach Trail. (roll call vote) (Attachment #35 to Council Members)
36. Resolution approving the Lease Agreement with the Greensboro Cultural Center and the Greensboro Cultural Center Rules, Regulations and Expectations of Tenants. (roll call vote) (Attachment #36 to Council Members)
37. Ordinance amending Chapter 29 of the Greensboro Code of Ordinances with respect to Water, Sewers and Waste Disposal – civil penalties. (roll call vote) (Attachment #37 to Council Members)
38. Addendum

39. Speakers from the Floor (Each speaker will be allowed a maximum of three minutes on non-agenda items if time permits)
40. Matters to be discussed by the Mayor and Members of the Council (if time permits)
-Boards and Commissions Appointments
41. Matters to be presented by the City Manager (if time permits)

Attachments for Council's Information:

1. Report of Disbursements

INFORMATION FOR THE PUBLIC

- At hearings involving rezoning applications, proponents and opponents shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.
- Speakers who wish to speak to other agenda items will be allowed five (5) minutes.
- A closed session may occur after the public hearing items if requested by the City Manager.
- Prior to the date of the meeting, contact Channel 13 at 333-6922 if you have electronic presentations.
- If this meeting continues until after 11:00 p.m., Council will complete the public hearing and business items listed on the agenda and then adjourn the meeting; speakers from the floor and Council comments at the end of the meeting will not be heard. If all public hearing and business items are completed before 11:00 p.m., the meeting will continue with the understanding that Council intends to adjourn the meeting no later than 11:00 p.m.
- Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact Juanita Cooper at 373-2397 or 333-6930 (TDD).
- Citizens attending public meetings of the Greensboro City Council will be provided free parking after 5:00 p.m. in the public lot located at Washington/Eugene Streets, Governmental Center, Greensboro, NC.
- The next regular City Council meeting will be held on Monday, November 5, 2007 at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Clifton Edward Britt

Department: Councilmember Bellamy-Small	Current Date: October 3, 2007
Contact 1: Councilmember Bellamy-Small	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By:
Phone:	Authorized Signature:
Attachments: Resolution honoring the memory of the late Clifton Edward Britt	

PURPOSE Councilmember Bellamy-Small has requested that a resolution be prepared honoring the memory of the late Clifton Edward Britt.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Clifton Edward Britt.

RESOLUTION HONORING THE MEMORY OF THE LATE CLIFTON EDWARD BRITT

WHEREAS, on July 24, 2007, this community lost one of its outstanding community leaders with the death of the late Clifton Edward Britt at the age of 48;

WHEREAS, Mr. Britt, a native of North Carolina, graduated from Gates County High School in 1977 and went on to attend North Carolina Agricultural and Technical State University on an athletic scholarship;

WHEREAS, while attending NC A&T he became a force on the offensive line and, in his senior year, he was named a Sheridan/Kodak All-American;

WHEREAS, upon graduation he worked at Planters in Suffolk, Virginia before being hired as a Guilford County Deputy Sheriff in 1985 where he continued his service for twenty-two years;

WHEREAS, Mr. Britt became a member of Zion Tabernacle Baptist Church at a young age and remained affiliated throughout his life;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the years of public service rendered by Clifton Edward Britt, the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Clifton Edward Britt.
2. That a copy of this resolution shall be delivered to the family of the late Clifton Edward Britt as a symbol of the gratitude of the people of Greensboro for his contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Rev. Cheryl J. Lunn

Department: Councilmember Bellamy-Small	Current Date: October 3, 2007
Contact 1: Councilmember Bellamy-Small	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By:
Phone:	Authorized Signature:
Attachments: Resolution honoring the memory of the late Rev. Cheryl J. Lunn	

PURPOSE Councilmember Bellamy-Small has requested that a resolution be prepared honoring the memory of the late Rev. Cheryl J. Lunn.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Cheryl J. Lunn.

Item Number 6

RESOLUTION HONORING THE MEMORY OF THE LATE REV. CHERYL J. LUNN

WHEREAS, on September 11, 2007, this community lost one of its outstanding community leaders with the death of the late Rev. Cheryl J. Lunn at the age of 50;

WHEREAS, Rev. Lunn, a native of Timmonsville, South Carolina, graduated at the top of her class at Lamar High School and went on to attend the University of South Carolina on scholarship;

WHEREAS, she ultimately graduated from Francis Marion College where she was a member of the Xi Omicron Chapter of Delta Sigma Theta Sorority, Inc.;

WHEREAS, upon completion of the ROTC program at Francis Marion College, Cheryl entered the U.S. Army as a second lieutenant where she served in various leadership positions in the Signal Corps with duty stations at Fort Bragg, Fort Gordon and NATO Headquarters, SHAPE Belgium;

WHEREAS, Rev. Lunn answered her calling to the ministry in 2005, where she studied at Payne Theological Seminary and was welcomed into the Persimmon Grove AME Church Family where she was ordained and served in various ministries with the church;

WHEREAS, she also worshiped with Bethel AME Church where she enjoyed singing with the gospel choir;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of public service rendered by Rev. Cheryl J. Lunn, the outstanding contributions she has made to the community, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Rev. Cheryl J. Lunn.
2. That a copy of this resolution shall be delivered to the family of the late Cheryl J. Lunn as a symbol of the gratitude of the people of Greensboro for her many contributions to this community.

BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P.

ATTORNEYS AND COUNSELLORS AT LAW

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October 9, 2007

RECEIVED

OCT 9 2007

City Clerk's Office

VIA HAND DELIVERY

Mr. Bill Ruska
City of Greensboro
Planning Department

Re: Lawndale Drive/Lake Jeanette Road Rezoning Request and Comprehensive Plan Amendment Request (4100, 4108, 4110-4112 Lawndale Drive and 4201 Lake Jeanette Road)

Dear Bill:

This Firm represents the applicant in the above-referenced rezoning matter. By way of this letter we are asking that this case be withdrawn from consideration by the City of Greensboro and that it be removed from the October 16, 2007 City Council agenda. I will be at the meeting to formally request the withdrawal.

By copy of this letter, I am notifying the representatives of the neighborhood (Jim Bennett and Tara Sandercock) that we are withdrawing our rezoning request and am asking that they notify their neighborhood contacts of same.

I am also requesting that this case be placed at the beginning of the agenda to expedite this matter. Please call me if you have any questions or need additional information.

Sincerely yours,

Derek J. Allen

DJA/clv

cc: Juanita Cooper
Jim Bennett (via email)
Tara Sandercock (via email)

cc: Council
Managers
Legal
Clerk
Derek Hauls
Bill Ruska



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located on the North Side of Ashland Drive Between South Holden Road and United Street

Department:	Planning Department	Current Date:	October 3, 2007
Contact 1:	Richard Hails	Public Hearing:	October 16, 2007
Phone:	373-2922	Advertising Date:	September 27 and October 4, 2007
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>Paul Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 07-46) Attachment B: Minutes of September 10, 2007 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

B.T. Boone, on behalf of Hardin Oil Company, Inc., applied for a rezoning from Conditional District – General Business to Conditional District – General Business for property located on the north side of Ashland Drive between South Holden Road and United Street. The Zoning Commission considered this application on September 10, 2007. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 5 to 3 to deny the request. B.T. Boone appealed this decision to the City Council.

There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of September 10, 2007 Zoning Commission Meeting).

This Conditional District – General Business rezoning application contains the following conditions:

- 1) Uses: Sexually Oriented Businesses, Bars, Car Washes, Pawnshops, Junked Motor Vehicles, Automobile Towing and Storage Services, Land Clearing and Inert Debris Landfills, or any use with drive-thru service or convenience stores with fuel pumps shall not be permitted.
- 2) Any outdoor storage of equipment or material must be fully screened from ground level view from properties or public streets.

A vicinity map of the proposed rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

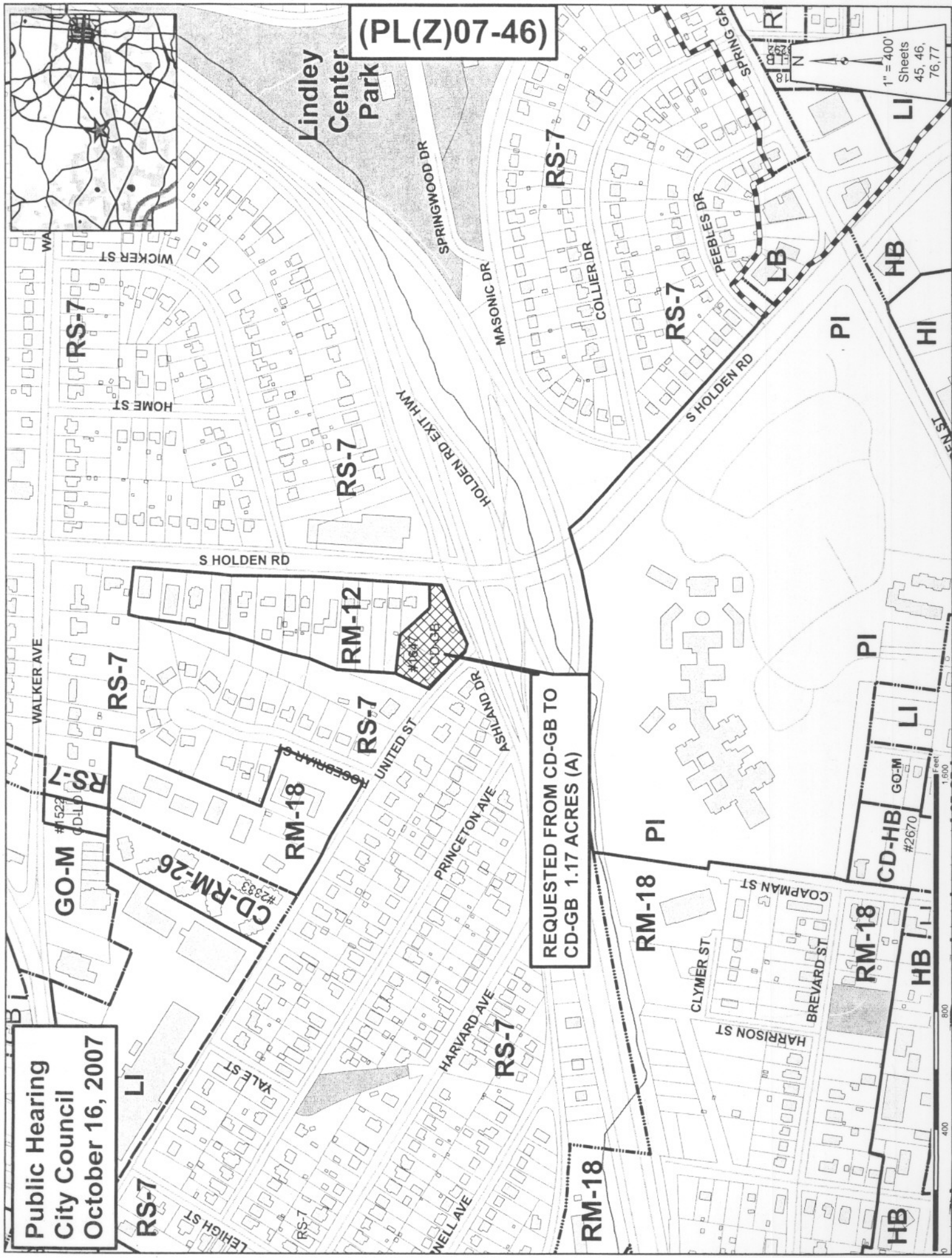
Agenda Item: 10

Public Hearing
City Council
October 16, 2007

(PL(Z)07-46)

1" = 400'
Sheets
45, 46,
76, 77

REQUESTED FROM CD-GB TO
CD-GB 1.17 ACRES (A)



Lindley
Center
Park

RM-18

RM-18

CD-HB

LI

PI

GO-M

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ATTACHMENT B

MINUTES OF SEPTEMBER 10, 2007 ZONING COMMISSION MEETING (PL(Z) 07-46)

Mr. Ruska described the subject property, as well as surrounding properties, and noted issues in the staff report.

B.T Boone, 6522 Monett Road, Climax, NC, representing the property owners, stated that they wish to add more conditions to the request as follows:

- 1) No sexually oriented business, bars, car washes, pawn shops, junk motor vehicles, automobile towing, and storage service, land clearing and inner debris landfills or any use with drive-thru service or convenience stores with fuel pumps shall not be permitted.
- 2) Any outdoor storage of equipment or materials must be fully screened from ground level view from properties or public streets.

Mr. Gilmer moved to approve the conditions added to the request, seconded by Mr. Matheny. The Commission voted 8-0 in favor of the motion. (Ayes: Collins, Gilmer, Hayworth, Matheny, Spangler, Eckard, Wright and Trapp. Nays: None.)

Mr. Boone stated that Hardin Oil Company has operated at this location for approximately 60 years and due to the death of one of the owners it has not been in operation for several years. The family is now wishing to make use of the property. The property was previously used as recreational vehicle sales as well as the oil products. They feel that it is time for a change on this property as current RV facilities are very large and this is a small property.

Speaking in opposition to the request was Julie Schindler, 4307 United Street, representing the residents of the area. They are trying to upgrade the neighborhood. She presented traffic counts and collision diagrams for that area. They have met with the Greensboro Police Department and Traffic and Safety engineers for some time now. They feel that the proposed rezoning is not appropriate for the area and they are strongly opposed to the request. The streets in the area are very congested and there have been many accidents near this property. The area is mostly residential and they feel that an addition of commercial on this corner would be very detrimental to the residential character of the neighborhood. They asked that this property be left zoned as it currently is.

In rebuttal, Mr. Boone stated that in their conditions they have tried to eliminate businesses that would be unfriendly to the neighborhood. The existing roadways are already in place and they have no control on the traffic on those roadways. They feel that having something in operation on the property would be more beneficial to the neighborhood than having an empty building and lot. In response to questions, Mr. Boone

stated that there has been interest in the property from body shops, used car sales and a possible sit-down restaurant.

Mr. Hails stated that the Generalized Future Land Use Map for this location shows low residential use that includes allowing local-serving support commercial uses. Staff feels that the conditions on uses restrict the heavier general business uses with greatest impact on the surrounding area and complies with that. It is also a very small site with existing commercial. Other policies relate to this in the Comprehensive Plan and there are several economic development infill policies that would support it. There are also policies limiting negative impacts of development on neighborhoods. Balancing all the pertinent information on this matter, staff recommends approval of the request.

The Commissioners commented that, in their view, there were concerns about a used car lot on this property, protection of the neighborhood should be addressed, increased traffic in the immediate area. Some Commission members felt that the proposed rezoning would be good for the neighborhood and would not be intrusive.

Mr. Matheny stated that the Greensboro Zoning Commission believes that its action to deny the zoning amendment, located on Ashland Street from CD-GB to CD-GB, to be inconsistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is inconsistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; Despite proposed conditions, the project is not compatible with surrounding properties, and it is inconsistent with measures to protect neighborhoods from potential negative impacts of inconsistent development, seconded by Ms. Hayworth. The Commission voted 5-3 in favor of the denial. (Ayes: Spangler, Trapp, Hayworth, Eckard and Matheny. Nays: Wright, Collins and Gilmer.)

**Attachment C
(PL(Z) 07-46)**

**City of Greensboro Planning Department
Zoning Staff Report
September 10, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 4200 & 4206 United Street (north side of Ashland Street between South Holden Road and United Street)

Applicant: B.T. Boone
Owner: Hardin Oil Company, Inc.

From: CD-GB
To: CD-GB

- Conditions:** 1) Uses: Sexually Oriented Businesses, Bars, Car Washes, Pawnshops, Junked Motor Vehicles, Automobile Towing and Storage Services, Land Clearing and Inert Debris Landfills, or any use with drive-thru service or convenience stores with fuel pumps shall not be permitted.
2) Any outdoor storage of equipment or material must be fully screened from ground level view from properties or public streets.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Hardin Oil Company office building & parking lots
Acreage	1.17
Physical Characteristics	<i>Topography:</i> Gently sloping to southeast <i>Vegetation:</i> Perimeter trees on northern line <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single family dwelling	RM-12
South	Road right-of-way (Ashland Drive)	RS-7
East	Road right-of-way (South Holden Road)	RS-7
West	3 single family dwellings	RS-7

ZONING HISTORY		
Case #	Year	Request Summary
1647	1978	This property was rezoned from Residential 75 to Conditional Use – Commercial N by the City Council on March 20, 1978 after an appeal of a Zoning Commission denial of the request. Upon implementation of the UDO on July 1, 1992, the property was classified as conditional General Business. The existing conditions are: 1) Uses limited to recreation vehicle sales and service center; and 2) The construction of additional buildings shall be limited to one building no portion of which shall be constructed closer than 120 feet from Ashland Drive.

DIFFERENCES BETWEEN CD-GB (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
CD-GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. The existing zoning limits use to a recreation vehicle sales and service center.
CD-GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See Conditions for use exclusions.

TRANSPORTATION	
Street Classification	Holden Road – Major Thoroughfare, Ashland Drive – Collector Street, United Street – Collector Street.
Site Access	Existing.
Traffic Counts	Holden Road ADT = 37,000.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to North Buffalo Creek
Floodplains	N/A
Streams	None have been identified at this time. If perennial appropriate buffer is required and a properly sized DMUE if channel carries public water.
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of site must be landscaped if new development occurs on the property
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being

achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property was rezoned in 1978 to conditional commercial with the existing use limitation for recreation vehicle sales and service center. This proposal expands the list of potential permitted uses dramatically, but prohibits uses which may have a negative impact on surrounding single family dwellings such as uses with drive-thru service and convenience stores with fuel pumps. Staff subsequently suggested that additional conditions be considered to further ensure compatibility. As a result, the applicant intends to add the following conditions:

1. Uses: *Sexually Oriented Businesses, Bars, Car Washes, Pawnshops, Junked Motor Vehicles, Automobile Towing and Storage Services, Land Clearing and Inert Debris Landfills*, or any use with drive-thru service or convenience stores with fuel pumps shall not be permitted.
2. Any outdoor storage of equipment or material must be fully screened from ground level view from properties or public streets.

From a commercial standpoint, this site has poor visibility and would not be conducive to uses that seek and require high visibility. Staff recommends that a local-serving commercial use would be most compatible with this neighborhood, especially one that is a low traffic generator. Such a local serving land use would be consistent with the Low Residential land use classification on the Generalized Future Land Use Map. Staff has also suggested to the applicant that certain potential uses, e.g. car repair, service and/or sales, should be screened from view from surrounding single family lots and no outside storage of materials, equipment, etc. be permitted on the subject property.

This proposal is consistent with the Reinvestment/Infill Goal as described above. It partially is consistent with Policy 6A.4 in that some uses that feature negative impacts have been excluded. Additional conditions as mentioned above would enhance consistency with that policy.

GDOT: No additional comments.

Water Resources: No additional comments

Housing & Community Development: The required landscaping on the north side of the site and the additional conditions agreed to by the applicant will substantially shield the adjacent Highland Park Neighborhood from the minimal potential impacts that might otherwise be generated by the proposed change in use.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

**TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment
(Staff Initiated) – West Cornwallis Drive**

Department:	Planning	Current Date:	September 25, 2007
Contact 1:	Mike Kirkman	Public Hearing:	October 16, 2007
Phone:	373-4649	Advertising Date:	October 4 & 11, 2007
Contact 2:	Heidi Galanti	Advertised By:	City Clerk
Phone:	574-3576	Authorized Signature:	<i>RWH</i>
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment		

PURPOSE:

As part of its regular maintenance of the Comprehensive Plan, staff examines previous rezoning and Comprehensive Plan amendment activity to identify new or emerging development patterns that indicate needed adjustments to the adopted Generalized Future Lane Use Map (Figure 4-2). As such staff has initiated an amendment to the Generalized Future Land Use Map for properties located on the north side of West Cornwallis Drive, between Lendew Street and just west of Battleground Avenue, from the Low Residential Land Use Classification to the Mixed Use Residential Land Use Classification.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for an amendment to the Connections 2025 Generalized Future Land Use Map amendment is related to a previous rezoning that was approved by City Council in June 2007. That request involved a rezoning for an office use located in a former residential structure on the north side of West Cornwallis Drive, opposite Lendew Street.

Staff originally requested a change to Mixed Use Commercial, but based upon feedback at the public hearing and Planning Board's recommendation amid concerns of limiting commercial uses on West Cornwallis Drive to the intersection at Battleground Avenue. Staff has since revised its request to Mixed Use Residential, feeling that this land use classification may be a more appropriate transition for this area.

BUDGET IMPACT:

N/A

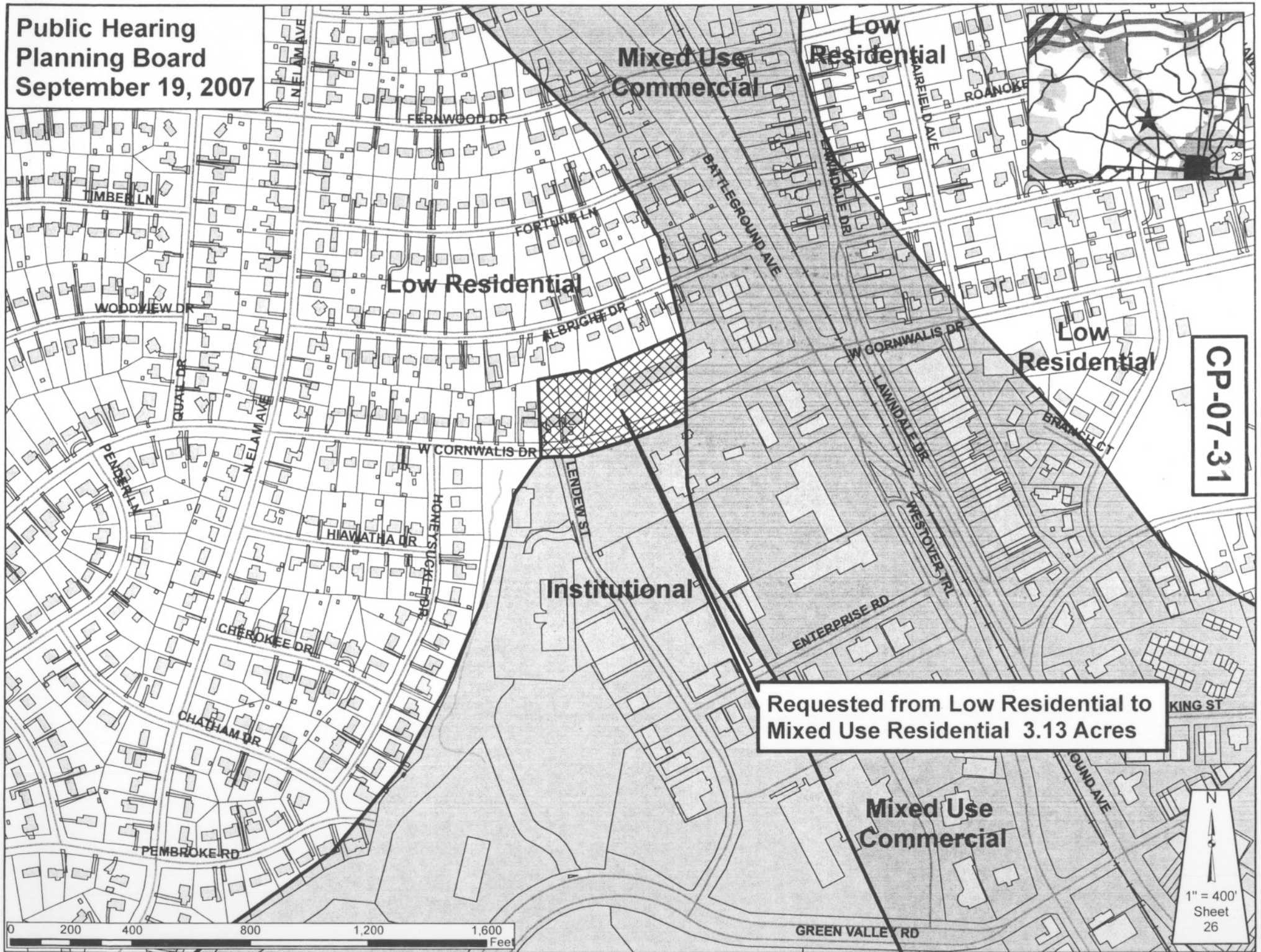
RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

The Planning Board voted 7-0 at their September 19, 2007 meeting to recommend denial of the request to Mixed Use Commercial.

Agenda Item: 11

Public Hearing
Planning Board
September 19, 2007



CP-07-31

Requested from Low Residential to
Mixed Use Residential 3.13 Acres

Mixed Use
Commercial

1" = 400'
Sheet
26

Revised Based Upon Planning Board Recommendation

City of Greensboro Planning Department Generalized Future Land Use Map Plan Amendment September 19, 2007 Public Hearing

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-31

From: Low Residential

To: Mixed Use Commercial (**revised to Mixed Use Residential**)

Location: North side of Cornwallis Drive, between Lendew Street and just west of Battleground Avenue

Size: Approximately 3.13 acres

Existing Land Use: Apartments and residential offices

COMPREHENSIVE PLAN AMENDMENT HISTORY

Case #	Date	Request Summary
N/A	N/A	N/A

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Low Residential (3-5 d.u./acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Mixed Use Commercial - This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may

represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

STAFF ANALYSIS

Need for the Proposed Change:

City Council approved a zoning change in July 2007 to facilitate an office within an existing residential structure on the north side of W. Cornwallis Drive, opposite Lendew Street. In examining the immediate area to the east of this rezoning request, staff noted an additional home no longer being used a single family residence and an old hotel currently used as apartments. Collectively these three properties differ from their current Low Residential future land use classification and staff feels a change in land use designation is warranted to reflect these current land uses.

The proposed change is adjacent to a large area of Mixed Use Commercial that primarily includes properties fronting Battleground Avenue to the east. To the north and west of the proposed change is a large area designated as Low Residential which reflects an existing, stable single family neighborhood. To the south of the proposed change is an area currently designated Institutional, coinciding with the Greensboro Women's Hospital and related uses.

In examining the land use pattern around this proposed site, staff feels it makes sense to acknowledge the more recently established development pattern in this area as the current uses are linked in some capacity to the numerous commercial uses fronting Battleground Avenue.

This meets the intent of the Mixed Use Commercial designation in introducing supportive non-commercial uses in areas that are primarily commercial in nature.

While this change in land use designation on the north side of West Cornwallis Drive makes sense given its location relative to areas designated as Mixed Use Commercial and Institutional (which contains a number of office uses), staff feels the current Low Residential designation for the rest of West Cornwallis Drive and surrounding areas is appropriate and should not be altered beyond the intersection of West Cornwallis Drive and Lendew Street. The requirement for preserving the residential structure as part of the recent rezoning requests speaks to the City's intent to limit the advance of purely commercial uses beyond the Battleground Avenue frontage and complies with the goal of protecting residential uses from incompatible commercial encroachments.

Effect of the proposed Change on the Need for City Services and Facilities:

This change reflects existing development using existing services and facilities.

Implications, if any, the Amendment may have for Other Parts of the Plan:

None as long as the Mixed Use Commercial designation does not extend beyond the intersection of West Cornwallis Drive and Lendew Street.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendment.

Note: This staff report was prepared prior to the September 19, 2007 Planning Board meeting. During the hearing for this item the public and Planning Board members noted the following:

- Current uses for properties in proposed area are no longer Low Residential in function (office and multi-family uses)
- However, existing residential areas along West Cornwallis are very stable and should not be negatively impacted by expanded commercial uses from Battleground Avenue
- The proposed Mixed Use Commercial land use classification could encourage such an expansion of commercial uses in this area

Based on this information the Planning Board voted 7-0 to recommend denial of the request from Low Residential to Mixed Use Commercial. In response to Planning Board's recommendation, staff suggested that Mixed Use Residential could also be appropriate for this area and address the concerns noted above. As Planning Board was generally agreeable with this alternative, the Planning Department is officially changing its recommendation to approval of an amendment from Low Residential to Mixed Use Residential.

AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP OF THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30, SECTION 30-1-10

WHEREAS, the City Council adopted the *Greensboro Connections 2025 Comprehensive Plan* on May 6, 2003 which contains a Generalized Future Land Use Map, and is labeled Figure 4-2; and

WHEREAS, an amendment to that as shown on the attached map to change the land use classification from Low Residential to Mixed Use Residential for properties located on the north side of West Cornwallis Drive, between Lendew Street and just west of Battleground Avenue.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map Figure 4-2 is amended as follows:

- Section 1. The Generalized Future Land Use Map Figure 4-2 is hereby amended as shown on the attached map.
- Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.
- Section 3. This ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment
(Staff Initiated) – South Elm Street and South Eugene Street

Department:	Planning	Current Date:	September 25, 2007
Contact 1:	Mike Kirkman	Public Hearing:	October 16, 2007
Phone:	373-4649	Advertising Date:	October 4 & 11, 2007
Contact 2:	Heidi Galanti	Advertised By:	City Clerk
Phone:	574-3576	Authorized Signature:	<i>[Signature]</i>
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment		

PURPOSE:

As part of its regular maintenance of the Comprehensive Plan, staff examines previous rezoning and Comprehensive Plan amendment activity to identify new or emerging development patterns that indicate needed adjustments to the adopted Generalized Future Lane Use Map (Figure 4-2). As such staff has initiated an amendment to the Generalized Future Land Use Map for properties located to the west and north of the intersection of S. Eugene Street and S. Elm Street. Area A is proposed to be amended from the Industrial/Corporate Park Land Use Classification to the Mixed Use Commercial Land Use Classification. Area B is proposed to be amended from the Industrial/Corporate Park designation to the Mixed Use Residential Land Use Classification.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for an amendment to the Connections 2025 Generalized Future Land Use Map amendment is related to a previous rezoning and Plan amendment (CP-07-07) that was approved by City Council in April 2007. That request involved a change from Industrial/Corporate Park to Mixed Use Residential for a church located at 1401 South Eugene Street.

BUDGET IMPACT:

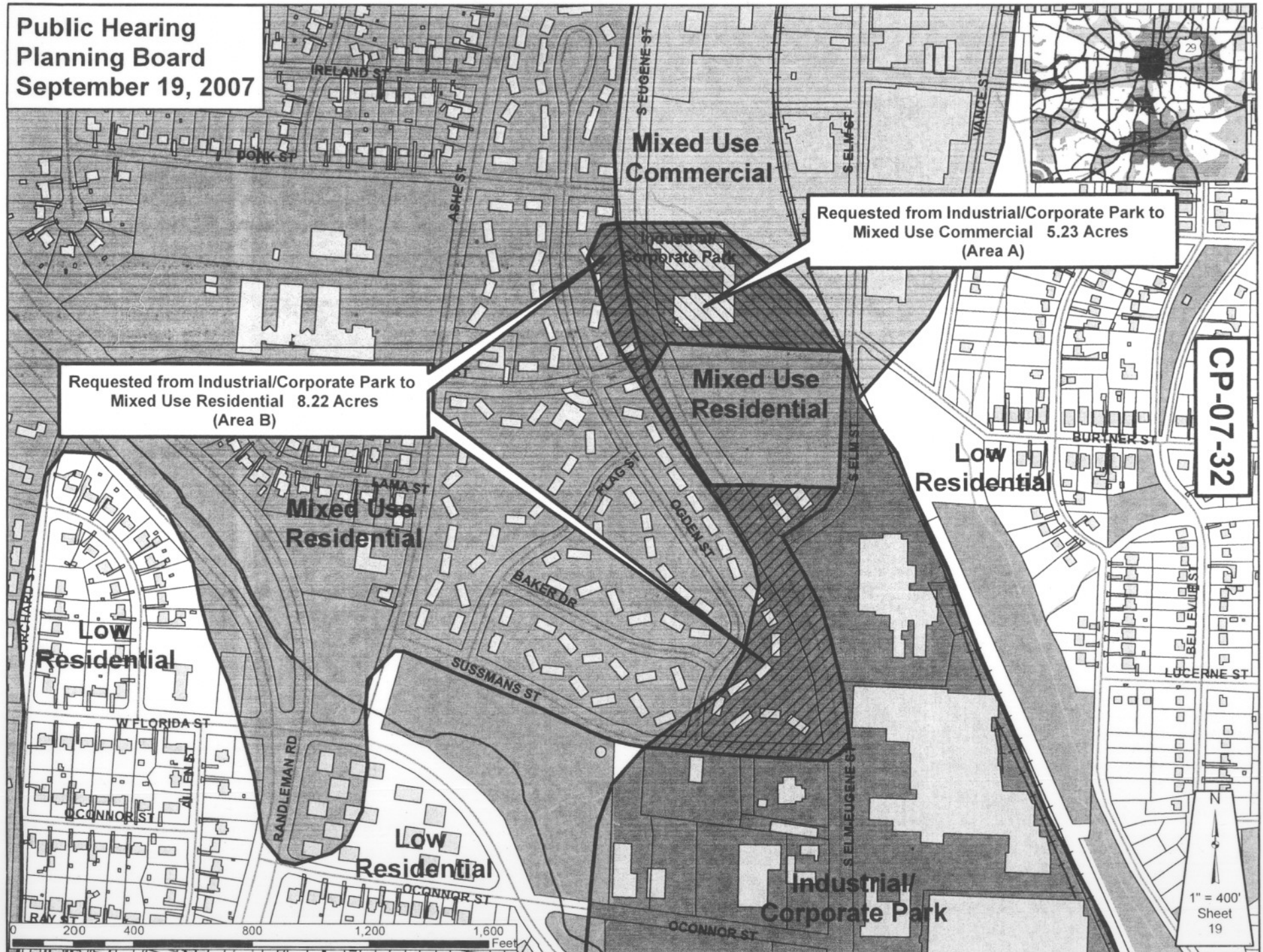
N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

Planning Board voted 7-0 at their September 19, 2007 meeting to recommend approval.

Public Hearing
Planning Board
September 19, 2007



**City of Greensboro Planning Department
Generalized Future Land Use Map Plan Amendment
September 19, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-32

Request: To amend the Generalized Future Land Use Map (Figure 4-2) of the Greensboro Connections 2025 Comprehensive Plan for properties located to the west and north of the intersection of S. Eugene Street and S. Elm Street. Area A is proposed to be amended from the Industrial/Corporate Park Land Use Classification to the Mixed Use Commercial Land Use Classification. Area B is proposed to be amended from the Industrial/Corporate Park designation to the Mixed Use Residential Land Use Classification.

Location: North of intersection of S. Eugene Street and S. Elm Street

Size: approximately 13.45 acres

Existing Land Use: Area A: Sales/distribution center
Area B: Convenience store and apartments

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-07-07	04/03/07	A request for a Plan amendment for property located at 1401 South Eugene Street, from Industrial/Corporate Park to Mixed Use Residential was approved by City Council

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Industrial/Corporate Park - This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Proposed:

Mixed Use Commercial - This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses

are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Mixed Use Residential - This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Reinvestment Area: Reinvestment areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

STAFF ANALYSIS

Need for the Proposed Change:

City Council previously approved a change (CP-07-07) for 1401 S. Eugene Street from the Industrial/Corporate Park land use designation to the Mixed Use Residential land use designation. In doing so this broke up an area around the intersection of S. Elm Street and S. Eugene Street designated as Industrial/Corporate Park. Staff has examined the immediate area around the previously approved amendment and feels additional changes are warranted to reflect the current land uses that include a sales/distribution center to the north and mixed residential and supportive commercial uses to the south. Areas to the north of the proposed changes are designated for Mixed Use Commercial, areas to the west are designated for Mixed Use Residential and areas to the south and east are designated Industrial/Corporate Park with some Low Residential areas further to the east. This pattern is reflective of the relatively well established patterns of older residential areas located in close proximity to older commercial and industrial areas within the city.

In determining the larger area around these proposed changes, staff feels no additional areas of Industrial/Corporate Park should be adjusted as there are many established industrial uses along S. Elm-Eugene Street to the south that are stable and should remain for the foreseeable future.

Effect of the proposed Change on the Need for City Services and Facilities:

Change reflects current development using existing city services and facilities

Implications, if any, the Amendment may have for Other Parts of the Plan:

While the City is interested in preserving areas designated as Industrial/Corporate Park to maintain and expand the employment base, these particular changes reflect current development that is not industrial in nature, but has some relation to nearby industrial properties. The change also reflects the current relationship between established residential uses and nearby supportive services.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendments.

AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP OF THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30, SECTION 30-1-10

WHEREAS, the City Council adopted the *Greensboro Connections 2025 Comprehensive Plan* on May 6, 2003 which contains a Generalized Future Land Use Map, and is labeled Figure 4-2; and

WHEREAS, an amendment to that as shown on the attached map to change the land use classification for properties located to the west and north of the intersection of South Eugene Street and South Elm Street. Area A to be amended from the Industrial/Corporate Park to the Mixed Use Commercial land use classification. Area B to be amended from the Industrial/Corporate Park to the Mixed Use Residential land use classification.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map Figure 4-2 is amended as follows:

- Section 1. The Generalized Future Land Use Map Figure 4-2 is hereby amended as shown on the attached map.
- Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.
- Section 3. This ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

**TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment
(Staff Initiated) – Yanceyville Street**

Department:	Planning	Current Date:	September 25, 2007
Contact 1:	Mike Kirkman	Public Hearing:	October 16, 2007
Phone:	373-4649	Advertising Date:	October 4 & 11, 2007
Contact 2:	Heidi Galanti	Advertised By:	City Clerk
Phone:	574-3576	Authorized Signature:	<i>BWH/AS</i>
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment		

PURPOSE:

As part of its regular maintenance of the Comprehensive Plan, staff examines previous rezoning and Comprehensive Plan amendment activity to identify new or emerging development patterns that indicate needed adjustments to the adopted Generalized Future Land Use Map (Figure 4-2). As such staff has initiated an amendment to the Generalized Future Land Use Map for properties located on both sides of Yanceyville Street, south of Lees Chapel Road, from the Low Residential Land Use Classification to the Moderate Residential Land Use Classification.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for an amendment to the Connections 2025 Generalized Future Land Use Map amendment is related to previous rezonings and Plan amendments (CP-06-02 & CP-06-12) that were approved by City Council in February and June of 2006, respectively. These requests involved changes from Low Residential to Moderate Residential to facilitate residential development on the east side of Yanceyville Street, near its intersection with Lees Chapel Road

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

The Planning Board voted 7-0 at their September 19, 2007 meeting to recommend approval.

Public Hearing
Planning Board
September 19, 2007

Moderate
Residential

Low
Residential

Moderate
Residential

Requested from Low Residential to
Moderate Residential 38.7 Acres

CP-07-33

Low
Residential

Moderate
Residential

Low
Residential

Moderate Residential

Low Residential

0 200 400 800 1,200 1,600 Feet

N
1" = 400'
Sheet
177

**City of Greensboro Planning Department
Generalized Future Land Use Map Plan Amendment
September 19, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-33

Request: To amend the Generalized Future Land Use Map (Figure 4-2) of the Greensboro Connections 2025 Comprehensive Plan for properties located on both sides of Yanceyville Street, south of Lees Chapel Road, from the Low Residential Land Use Classification to the Moderate Residential Land Use Classification.

Location: both sides of Yanceyville Street, south of Lees Chapel Road

Size: approximately 38.7 acres

Existing Land Use: Single family residential, recreation center, church, hair salon and undeveloped

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-06-02	02/07/06	A request for a Plan amendment for property located on the east side of Yanceyville Street, between Lees Chapel Road and Kenion Street, from Low Residential to Moderate Residential was approved by City Council.
CP-06-12	06/06/06	A request for a Plan amendment for property located to the southeast of the Lees Chapel Road and Yanceyville Street intersection, from Low Residential to Moderate Residential was approved by City Council.

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Low Residential (3-5 d.u./acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Moderate Residential (6-12 d.u./acre) - This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

STAFF ANALYSIS

Need for the Proposed Change:

City Council previously approved two changes (CP-06-02 & CP-06-12) from the Low Residential land use classification to the Moderate Residential land use classification for properties on the east side of Yanceyville Street, south of Lees Chapel Road. Areas designated as Moderate Residential are located to the north, west and east of the proposed change, with areas to the south of a portion of the proposed change currently designated as Low Residential. In examining recent growth patterns in this area staff feels this proposed change will more accurately reflect the potential for more varied housing development, with nearby supporting uses, along Yanceyville Street, closer to its intersection with Lees Chapel Road. In effect, this change is intended to consolidate this current land use pattern.

Effect of the proposed Change on the Need for City Services and Facilities:

There is a stream running through a portion of this area that will require stream buffers and dedication to the City as drainageway and open space when developed to comply the City's ordinances.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This change consolidates a recent shift in land use patterns, placing more moderate density residential development closer to the intersection of Lees Chapel Road and Yanceyville Street with lower density residential development designated further south.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendment.

AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP OF THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30, SECTION 30-1-10

WHEREAS, the City Council adopted the *Greensboro Connections 2025 Comprehensive Plan* on May 6, 2003 which contains a Generalized Future Land Use Map, and is labeled Figure 4-2; and

WHEREAS, an amendment to that as shown on the attached map to change the land use classification from Low Residential to Moderate Residential for properties located on both sides of Yanceyville Street, south of Lees Chapel Road.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map Figure 4-2 is amended as follows:

- Section 1. The Generalized Future Land Use Map Figure 4-2 is hereby amended as shown on the attached map.
- Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.
- Section 3. This ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment
(Staff Initiated) – Joe Brown Drive

Department:	Planning	Current Date:	September 25, 2007
Contact 1:	Mike Kirkman	Public Hearing:	October 16, 2007
Phone:	373-4649	Advertising Date:	October 4 & 11, 2007
Contact 2:	Heidi Galanti	Advertised By:	City Clerk
Phone:	574-3576	Authorized Signature:	<i>Ruthais</i>
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment		

PURPOSE:

As part of its regular maintenance of the Comprehensive Plan, staff examines previous rezoning and Comprehensive Plan amendment activity to identify new or emerging development patterns that indicate needed adjustments to the adopted Generalized Future Lane Use Map (Figure 4-2). As such staff has initiated an amendment to the Generalized Future Land Use Map for properties located on both sides of Joe Brown Drive, east of its intersection with US 29, from Moderate Residential Land Use Classification to the Industrial/Corporate Park Land Use classification.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for an amendment to the Connections 2025 Generalized Future Land Use Map amendment is related to a previous rezoning and Plan amendment (CP-05-07) that was approved by City Council in October 2005. This request involved a change from Moderate Residential to Industrial/Corporate Park to facilitate an industrial development on the south side of Joe Brown Drive, east of US 29.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

The Planning Board voted 7-0 at their September 19, 2007 meeting to recommend approval.

Public Hearing
Planning Board
September 19, 2007

Low
Residential



Requested from Moderate Residential to
Industrial/Corporate Park 26.8 Acres

CP-07-35

Low
Residential

Moderate
Residential

Industrial

Moderate
Residential

N
1" = 400'
Sheets
89, 130

200 400 800 1,200 1,600 Feet

**City of Greensboro Planning Department
Generalized Future Land Use Map Plan Amendment
September 19, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-35

Request: To amend the Generalized Future Land Use Map (Figure 4-2) of the Greensboro Connections 2025 Comprehensive Plan for properties located on both sides of Joe Brown Drive, east of its intersection with US 29, from the Moderate Residential Land Use Classification to the Industrial/Corporate Park Land Use Classification.

Location: both sides of Joe Brown Drive, east of its intersection with US 29

Size: approximately 26.8 acres

Existing Land Use: Various industrial and commercial uses

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Moderate Residential (6-12 d.u./acre) - This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Proposed:

Industrial/Corporate Park - This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and

facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

STAFF ANALYSIS

Need for the Proposed Change:

City Council previously approved a change (CP-05-07) in land use designation for a property located on the south side of Joe Brown Drive from Moderate Residential to Industrial/Corporate Park. Since all of the other properties fronting Joe Brown Drive contain various active industrial uses, staff feels it is appropriate to designate all of this area as Industrial/Corporate Park. This proposed change acknowledges the prevailing and anticipated land use pattern for this area, within the much larger area anticipated for Moderate Residential development. The change also provides a slight increase in areas identified for future Industrial/Corporate Park uses. This stands in contrast to more recent trends around the city to change areas currently designated for Industrial or Corporate Park uses to non-industrial future land use classifications.

Effect of the proposed Change on the Need for City Services and Facilities:

Change acknowledges existing development trend that uses existing services and facilities

Implications, if any, the Amendment may have for Other Parts of the Plan:

Change in designation will not directly affect the larger Moderate Residential land use pattern in this area, but rather acknowledge an existing industrial node that is anticipated to remain for the foreseeable future.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendment.

AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP OF THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30, SECTION 30-1-10

WHEREAS, the City Council adopted the *Greensboro Connections 2025 Comprehensive Plan* on May 6, 2003 which contains a Generalized Future Land Use Map, and is labeled Figure 4-2; and

WHEREAS, an amendment to that as shown on the attached map to change the land use classification from Moderate Residential to Industrial/Corporate Park for properties located on both sides of Joe Brown Drive, east of its intersection with US 29.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map Figure 4-2 is amended as follows:

- Section 1. The Generalized Future Land Use Map Figure 4-2 is hereby amended as shown on the attached map.
- Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.
- Section 3. This ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment
(Staff Initiated) – Meadowood Street and north of West Wendover Avenue

Department:	Planning	Current Date:	September 25, 2007
Contact 1:	Mike Kirkman	Public Hearing:	October 16, 2007
Phone:	373-4649	Advertising Date:	October 4 & 11, 2007
Contact 2:	Heidi Galanti	Advertised By:	City Clerk
Phone:	574-3576	Authorized Signature:	<i>RWHais</i>
Attachments:	Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment		

PURPOSE:

As part of its regular maintenance of the Comprehensive Plan, staff examines previous rezoning and Comprehensive Plan amendment activity to identify new or emerging development patterns that indicate needed adjustments to the adopted Generalized Future Lane Use Map (Figure 4-2). As such staff has initiated an amendment to the Generalized Future Land Use Map for properties located north of West Wendover Avenue, between I-40 and the east side of Meadowood Street. Area A is proposed to be amended from the High Residential Land Use Classification to the Low Residential Land Use Classification. Area B is proposed to be amended from the Commercial and High Residential Land Use Classifications to the Moderate Residential Land Use Classification. Area C is proposed to be amended from the Commercial Land Use Classification to the Low Residential Land Use Classification. Area D is proposed to be amended from the Low Residential and Commercial Land Use Classifications to the Moderate Residential Land Use Classification. Area E is proposed to be amended from the Commercial and Low Residential Land Use Classifications to the High Residential Land Use Classification.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for an amendment to the Connections 2025 Generalized Future Land Use Map amendment is related to a previous rezoning and Plan amendment (CP-07-19) that was approved by City Council in August 2007. This request involved a change from Commercial to Moderate Residential to facilitate residential development on the east side of Meadowood Street, north of West Wendover Avenue.

BUDGET IMPACT:

N/A

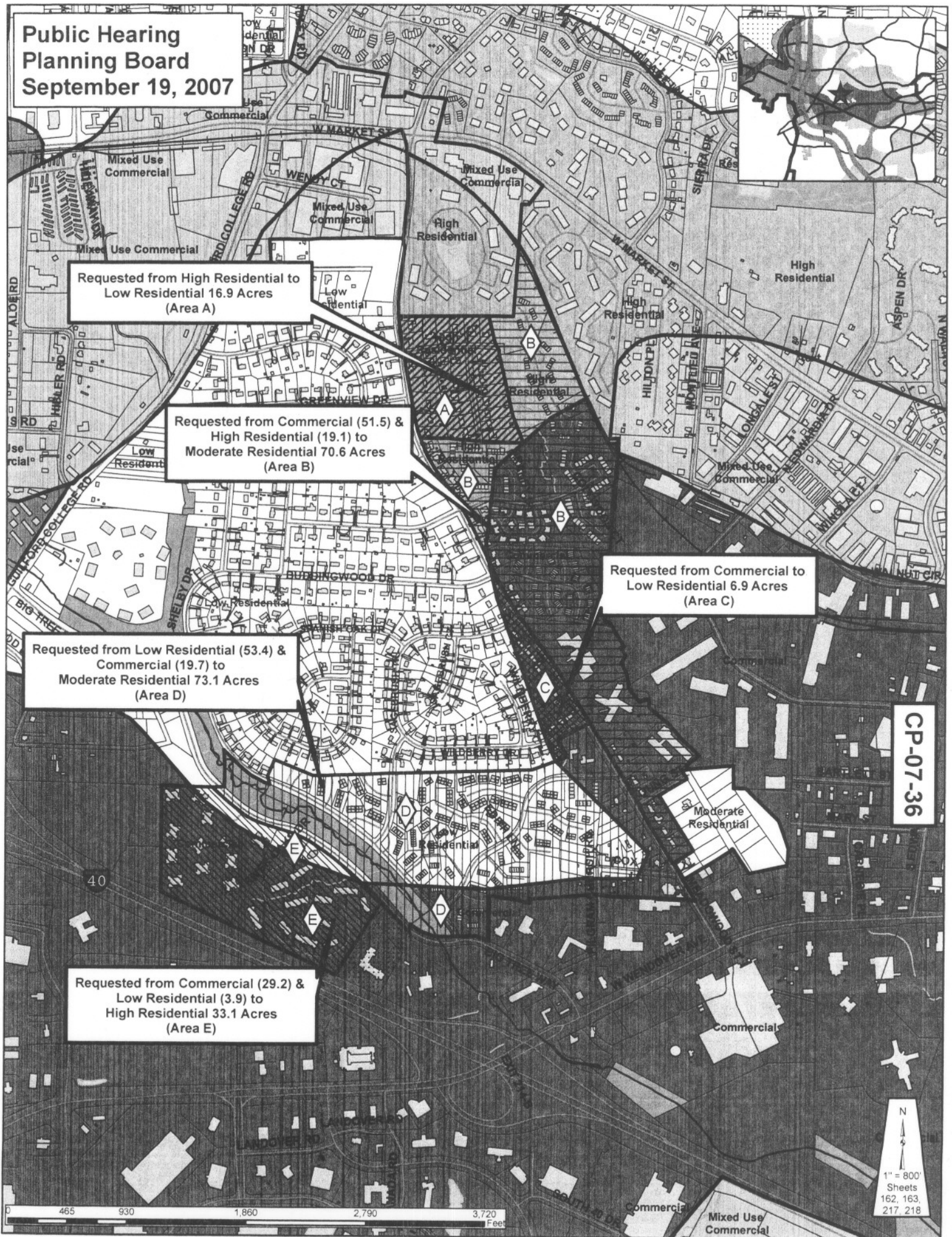
RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

The Planning Board voted 6-1 at their September 19, 2007 meeting to recommend approval.

Agenda Item: 15

Public Hearing
Planning Board
September 19, 2007



CP-07-36

N
1" = 800'
Sheets
162, 163,
217, 218

**City of Greensboro Planning Department
Generalized Future Land Use Map Plan Amendment
September 19, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-36

Request: To amend the Generalized Future Land Use Map (Figure 4-2) of the Greensboro Connections 2025 Comprehensive Plan for properties located north of West Wendover Avenue, between I-40 and the east side of Meadowood Street.
Area A is proposed to be amended from the High Residential Land Use Classification to the Low Residential Land Use Classification.
Area B is proposed to be amended from the Commercial and High Residential Land Use Classifications to the Low Residential Land Use Classifications.
Area C is proposed to be amended from the Commercial Land Use Classification to the Low Residential Land Use Classification.
Area D is proposed to be amended from the Low Residential and Commercial Land Use Classifications to the Moderate Residential Land Use Classification.
Area E is proposed to be amended from the Commercial and Low Residential Land Use Classifications to the High Residential Land Use Classification.

Location: North of West Wendover Avenue, between both west of Big Tree Way and east side of Meadowood Street

Size: approximately 210 acres

Existing Land Use: Area A: Single-family homes
Area B: Existing and proposed townhomes, assisted living facility, single-family homes
Area C: Single-family homes
Area D: Townhomes
Area E: Apartments

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Commercial - This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and

commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

Low Residential (3-5 d.u./acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

High Residential (over 12 d.u./acre) - This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Proposed:

Low Residential (3-5 d.u./acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Moderate Residential (6-12 d.u./acre) - This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

High Residential (over 12 d.u./acre) - This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

STAFF ANALYSIS

Need for the Proposed Change:

City Council previously approved a change (CP-07-19) in future land use classification from Commercial to Moderate Residential for a site on the east side of Meadowood Street, north of West Wendover Avenue. In examining areas on the north side of West Wendover Avenue, between I-40 and Meadowood Street, staff feels that changes are needed to reflect the established and anticipated future residential development patterns in this area. When the Generalized Future Land Use Map was originally adopted it was anticipated that Commercial uses could extend both along West Wendover Avenue and for some distance along roads (such as Meadowood Street) intersecting West Wendover Avenue. However current development trends, especially the most recent change to put new residential uses on Meadowood Street in an area designated for commercial uses, indicates that pure commercial uses are most appropriate nearer to West Wendover Avenue. The prevailing trends moving away from Wendover Avenue in this area are towards a variety of residential densities that can take advantage of the myriad of commercial uses nearby. As such staff is recommending a number of changes from the existing Commercial land use designation beyond West Wendover Avenue (between I-40 and Meadowood Street) to more accurately reflect these established residential development patterns.

Effect of the proposed Change on the Need for City Services and Facilities:

Changes reflect existing land development patterns that are anticipated to remain for the foreseeable future

Implications, if any, the Amendment may have for Other Parts of the Plan:

Additional assessment of the appropriate designations for areas further away from the main West Wendover Avenue commercial corridor may be warranted in the future.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendments.

AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP OF THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30, SECTION 30-1-10

WHEREAS, the City Council adopted the *Greensboro Connections 2025 Comprehensive Plan* on May 6, 2003 which contains a Generalized Future Land Use Map, and is labeled Figure 4-2; and

WHEREAS, an amendment to that as shown on the attached map to change the land use classification for properties located north of West Wendover Avenue, between I-40 and the east side of Meadowood Street. Area A is proposed to be amended from the High Residential to the Low Residential land use classification. Area B is proposed to be amended from the Commercial and High Residential to the Moderate Residential land use classification. Area C is proposed to be amended from the Commercial to the Low Residential land use classification. Area D is proposed to be amended from the Low Residential and Commercial to the Moderate Residential land use classification. Area E is proposed to be amended from the Commercial and Low Residential to the High Residential land use classification.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map Figure 4-2 is amended as follows:

- Section 1. The Generalized Future Land Use Map Figure 4-2 is hereby amended as shown on the attached map.
- Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.
- Section 3. This ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

**TITLE: Connections 2025 Comprehensive Plan Text Amendment
(Staff Initiated) – Procedural Changes**

Department: Planning	Current Date: September 25, 2007
Contact 1: Mike Kirkman	Public Hearing: October 16, 2007
Phone: 373-4649	Advertising Date: <i>October 4+11, 2007</i>
Contact 2: Heidi Galanti	Advertised By: City Clerk
Phone: 574-3576	Authorized Signature: <i>rwHans</i>
Attachments:	Attachment A: Copy of the ordinance for the Comprehensive Plan text amendment Attachment B: Copy of the staff report for the Comprehensive Plan text amendment

PURPOSE:

As a result of a steady increase in the number of Comprehensive Plan Map Amendments related to rezonings each year, particularly for requests to do not really have the potential for significantly altering existing land use patterns, staff is requesting changes to Section 10.4.2 (Plan Amendments) to limiting the requirement for Comprehensive Plan amendments to the most pertinent cases. Staff is also requesting a change to this section to acknowledge Council's recently approved change to the Development Ordinance involving requests denied by the Zoning Commission and not appealed.

The City Council will conduct a public hearing to receive public comment and consider action on these amendments.

BACKGROUND:

Staff has noted a steady increase in the number of amendments to the Generalized Future Land Use Map processed each year, from 11 in 2004 (the majority of which were staff initiated) to 39 thus far in 2007. Staff is recommending several changes to the requirements for Plan amendments to address rezoning requests that do not significantly affect general land use trends due to limited size, involving no physical change in use, location within multiple land use classifications (at least one of which is compatible), having similar residential densities or involving neighborhood serving commercial uses in residentially designated areas.

Staff is also recommending a change to reflect Council's approved change to the Development Ordinance on August 21, 2007 regarding denial by Zoning Commission of a rezoning request that includes a Comprehensive Plan amendment.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

The Planning Board voted 6-0 (one abstention) at their September 19, 2007 meeting to recommend approval.

Agenda Item: 16

AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT, SECTION 30-1-10

Section 1. That Chapter 10, Section 10.4.2, Plan Amendments, is hereby amended to expand the reasons for NOT requiring Plan amendments and read as follows:

- Emergency situations requiring immediate actions or development approvals necessary to protect public health or welfare;
- Corrections of errors, clarifications of intent and updating of data which do not substantially alter plan policies, or which rectify unintentional negative impacts;
- Requests associated with rezoning cases that do not involve a significant physical change resulting in new or expanded structures;
- Requests associated with rezoning cases of less than one acre;
- Requests associated with rezoning cases of no more than 10 acres located within two or more land use classifications, if at least 60% of the site lies within compatible land use classification(s);
- Requests associated with rezoning cases if the proposed residential density is within 10% of the maximum or minimum residential density for the existing future land use classification; and
- Requests associated with rezoning cases for neighborhood-oriented commercial uses in residentially designated areas if limited to the Neighborhood Business (NB), Limited Business (LB) or Limited Office (LO) zoning districts and the site is compatible with and includes direct pedestrian connections to adjacent residential areas.

Section 2 That Chapter 10, Section 10.4.2, Plan Amendments, Specific Provisions, Item 2 shall read as follows:

2. In cases where a Plan amendment is associated with a rezoning application, the rezoning case shall be presented to the Zoning Commission. The rezoning case and Plan amendment will then be forwarded to City Council for their consideration, unless the associated rezoning is denied by the Zoning Commission and is not appealed.

Section 3. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 4. This ordinance shall become effective upon the date of adoption.

**City of Greensboro Planning Department
Connections 2025 Text Amendment
September 19, 2007 Planning Board Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-07-38

Request: To consider amendments to the *Greensboro Connections 2025 Comprehensive Plan*: Section 10.4.2 Plan Amendments, as follows:

Add the following bullets:

- Requests associated with rezoning cases that do not involve a significant physical change resulting in new or expanded structures
- Requests associated with rezoning cases of less than one acre
- Requests associated with rezoning cases of no more than 10 acres located within two or more land use classifications, if at least 60% of the site lies within compatible land use classification(s)
- Requests associated with rezoning cases if the proposed residential density is within 10% of the maximum or minimum residential density for the existing future land use classification
- Requests associated with rezoning cases for neighborhood-oriented commercial uses in residentially designated areas if limited to the Neighborhood Business (NB), Limited Business (LB) or Limited Office (LO) zoning districts and the site is compatible with and includes direct pedestrian connections to adjacent residential areas.

Amend subsection 2 of Specific Provisions to read: "In cases where a Plan amendment is associated with a rezoning application, the rezoning case shall be presented to the Zoning Commission. The rezoning case and Plan amendment will then be forwarded to City Council for their consideration, ***unless the associated rezoning is denied by the Zoning Commission and is not appealed.***"

COMPREHENSIVE PLAN AMENDMENT HISTORY (Chapter 10 - Implementation)		
Case #	Date	Request Summary
CP-04-03	07/20/04	<ul style="list-style-type: none"> • All rezoning requests in conflict with Comp Plan (regardless of size) required to be heard by Council. • Created joint Zoning Commission-Planning Board public hearing process. • Increased to six (from two) the number of Plan amendments that could be heard each year
CP-05-14	09/20/05	<ul style="list-style-type: none"> • Planning Board removed from review process with City Council hearing all Comp Plan amendment requests • Removed limitation on number of Plan amendments that could be heard each year
CP-07-15	06/19/07	<ul style="list-style-type: none"> • Changes to land use classifications and amendment procedures made in association with revised City-County water and sewer extension policies

CONNECTIONS 2025 COMPREHENSIVE PLAN

The following goals and policies are applicable in this case:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

STAFF ANALYSIS

Need for the Proposed Change:

When the City originally adopted its Connections 2025 Comprehensive Plan, rezoning cases that involved less than 10 acres were not required to submit a Comprehensive Plan map amendment, even if the request was not directly compatible with the existing future land use designation for all or a portion of the site. This exception was included since future land use designations represented generalized trends that could accommodate minor variations that did not significantly alter these trends. City Council approved an amendment in July 2004 removing this exception so that any zoning changes that did not match the associated future land use designation must be accompanied by a change the Generalized Future Land Use Map for review by City Council.

In examining requests for changes to the Generalized Future Land Use map since that time, staff has identified a number of requested changes for future land use designations related to rezoning requests that did not have the potential to significantly alter the existing land use trend due to:

- limited size;
- no physical change to the property; or
- site being split between two land use classifications, one of which was compatible with the request

Since the Generalized Future Land Use Map is intended to define the general future land use patterns for an area (and designations are not parcel specific), staff is proposing several changes to allow some flexibility in determining when Map amendments are most pertinent.

Additionally, Section 4.3 (Generalized Future Land Use) of the Comprehensive Plan notes that "all three residential categories may support small supportive uses such as schools, churches and **neighborhood-serving commercial areas** that are not always depicted on the Generalized Future Land Use Map." The proposal to allow NB, LB and LO zoning without a Plan amendment is designed to address this goal of the Plan.

Finally, staff also feels some flexibility is warranted for requests when a proposed residential density is within 10% of the density allowed by the existing land use classification. Staff feels such limited flexibility would allow proposals that would not create more significant impact than currently allowable densities to avoid the step of a Comprehensive Plan Map amendment.

City Council also approved a change to the City's development ordinance at their August 21, 2007 meeting to remove the requirement for Council to hear a Comprehensive Plan Map amendment if the Zoning Commission denies the associated rezoning request and their decision is not appealed by the applicant. As a part of these amendments staff is adding language to further clarify the revised ordinance.

Effect of the proposed Change on the Need for City Services and Facilities:

None

Implications, if any, the Amendment may have for Other Parts of the Plan:

It is anticipated that there will be a reduced number of requests for changes to the Generalized Future Land Use Map.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

The volume of requests for amendments to the Comprehensive Plan's Generalized Future Land Use Map has steadily increased since Plan adoption, from 11 in 2004 (the majority of which were staff initiated requests) to 39 in 2007 (thus far). In part this reflects the requirement for future land use map amendments for even minor conflicts with proposed rezonings that have potentially limited effect on prevailing land use trends.

STAFF COMMENTS

Staff has examined all 72 Generalized Future Land Use Map amendments that have been processed since the last series of staff initiated amendments and has noted the following relative to the proposed changes:

- 10 involved areas of less than one acre
- 2 involved sites with no significant physical change
- 2 sites (less than 10 acres) were bisected by two or more land use classifications where at least 60% of the site was within a compatible land use category.

This means almost 20% of the Map amendment cases processed by staff since the last series of staff amendments would not have been required under these proposed text changes. Staff anticipates the percentage of cases that would not require Map amendments to be even higher if all of the proposed amendments are approved.

STAFF RECOMMENDATION

The Planning Department recommends approval of all proposed amendments.

AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT, SECTION 30-1-10

Section 1. That Chapter 10, Section 10.4.2, Plan Amendments, is hereby amended to expand the reasons for NOT requiring Plan amendments and read as follows:

- Emergency situations requiring immediate actions or development approvals necessary to protect public health or welfare;
- Corrections of errors, clarifications of intent and updating of data which do not substantially alter plan policies, or which rectify unintentional negative impacts;
- Requests associated with rezoning cases that do not involve a significant physical change resulting in new or expanded structures;
- Requests associated with rezoning cases of less than one acre;
- Requests associated with rezoning cases of no more than 10 acres located within two or more land use classifications, if at least 60% of the site lies within compatible land use classification(s);
- Requests associated with rezoning cases if the proposed residential density is within 10% of the maximum or minimum residential density for the existing future land use classification; and
- Requests associated with rezoning cases for neighborhood-oriented commercial uses in residentially designated areas if limited to the Neighborhood Business (NB), Limited Business (LB) or Limited Office (LO) zoning districts and the site is compatible with and includes direct pedestrian connections to adjacent residential areas.

Section 2 That Chapter 10, Section 10.4.2, Plan Amendments, Specific Provisions, Item 2 shall read as follows:

2. In cases where a Plan amendment is associated with a rezoning application, the rezoning case shall be presented to the Zoning Commission. The rezoning case and Plan amendment will then be forwarded to City Council for their consideration, unless the associated rezoning is denied by the Zoning Commission and is not appealed.

Section 3. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 4. This ordinance shall become effective upon the date of adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Amending Chapter 30 of the Greensboro Development Ordinance - Street Design Standards

Department: GDOT	Current Date: 9/27/07
Contact 1: Adam Fischer, PE	Public Hearing: Yes.
Phone: 373-2861	Advertising Date: October 4 th and 11 th , 2007
Contact 2: Carrie S. Reeves, PE	Advertised By: Juanita C. Cooper, City Clerk
Phone: 373-2810	Authorized Signature:
Attachments: Street Design Standards Manual and the proposed associated Chapter 30 Development Ordinance text amendments.	

PURPOSE

Resolution approving the Street Design Standards Manual and the proposed associated Chapter 30 Development Ordinance text amendments.

BACKGROUND

The City of Greensboro Department of Transportation (GDOT) in conjunction with the Planning Department has completed the revisions and additions to Chapter 30 Development Ordinance in regards to the City's street design standards requirements. A Technical Advisory Team consisting of City Departments, Community Stakeholders, City Utility Companies, and NCDOT has spent approximately 18 months and many meetings developing these new standards.

The purpose for the Street Design Standards is to provide flexible design guidelines that establish a framework by which individual modes of transportation function as an integrated system, thus providing functional connections within the transportation system and choices for citizens to move about Greensboro and the region.

The transportation system is one of the most visible components of Greensboro's infrastructure system. The City of Greensboro (the City) has the responsibility to ensure that the transportation system is designed in a manner that is safe and efficient and fits the context of the community, within reasonable and prudent expectations. These Street Design Standards have been developed in a manner that balances the rights and interests of property owners and the needs of the traveling public for safe and efficient streets. The policy and standards included herein meet the following objectives:

1. To provide street designs that enhance the safety of vehicles and pedestrians
2. To provide street designs that are consistent with the context of the surrounding environment
3. To provide street design and construction criteria that accommodate pedestrian, bicycle, and transit activities
4. To provide access management to and from streets in a manner consistent with their classification

City Council was briefed on this project on August 28, 2007.

BUDGET IMPACT

There is no cost associated with this proposed resolution.

RECOMMENDATION/ACTION REQUESTED

It is requested that City Council approve the attached Chapter 30 Development Ordinance text amendments and adopt the Street Design Standards Manual.

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STREET DESIGN STANDARDS MANUAL City of Greensboro, North Carolina

- A. PURPOSE FOR STREET DESIGN STANDARDS
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September 19, 2007

A. PURPOSE FOR STREET DESIGN STANDARDS

The purpose for the Street Design Standards is to provide flexible design guidelines that establish a framework by which individual modes of transportation function as an integrated system, thus providing functional connections within the transportation system and choices for citizens to move about Greensboro and the region.

The transportation system is one of the most visible components of Greensboro's infrastructure system. The City of Greensboro (the City) has the responsibility to ensure that the transportation system is designed in a manner that is safe and efficient and fits the context of the community, within reasonable and prudent expectations. These Street Design Standards have been developed in a manner that balances the rights and interests of property owners and the needs of the traveling public for safe and efficient streets. The policy and standards included herein meet the following objectives:

1. To provide street designs that enhance the safety of vehicles and pedestrians
2. To provide street designs that are consistent with the context of the surrounding environment
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4. To provide access management to and from streets in a manner consistent with their classification

B. PROCESS OF STREET PLANNING AND DESIGN APPROVAL

i. General Requirements

The street network is the foundation for Greensboro's transportation system. The Comprehensive Plan, Connections 2025, establishes a series of goals related to transportation. The primary goal is to integrate motor vehicle, transit, pedestrian, and bicycle facilities in a well-balanced network that provides connections and choices for citizens to move about Greensboro and the region. To accomplish this goal, the Street Design Standards have been developed to guide the design and construction of roadway improvements for all classifications of the street system.

There are several methods by which streets are designed and constructed within the City. These methods include:

- ♦ Private developers building public streets
- ♦ Private developers building private streets
- ♦ The City designing and constructing new streets or improving existing streets
- ♦ The North Carolina Department of Transportation designing and building new streets or improving existing streets

The design standards set forth in this Manual are intended to be used by any entity, public or private, and shall be designed and constructed in conformance with the standards set forth in this Manual.

Streets constructed or improved within the City of Greensboro and its jurisdictional boundaries on public rights-of-way shall be designed and constructed in conformance with the standards set forth in this Manual.

It shall be unlawful for any person to construct or improve a public street or construct a new private street except as authorized by provisions of this Manual.

All streets to be constructed or improved on City rights-of-way shall be reviewed and approved by the Director of the Greensboro Department of Transportation (GDOT), or a designated representative, and the City Engineer, or a designated representative, prior to the issuance of a permit to undertake such construction or improvement.

Any street constructed or improved on a state maintained roadway must also conform to the specifications of the North Carolina Department of Transportation (NCDOT). Where it is more restrictive, the NCDOT design specifications will take precedence on these state maintained roadways.

ii. Street Improvement Defined

These standards are not intended to be applied to maintenance projects that preserve and extend the service life of existing streets. For the purpose of this Manual, an improvement to an existing street shall include adding capacity at an intersection or along a street or reconstructing a street. In addition, these standards may be used to complement projects when minor retrofits are needed.

iii. Permits and Fees

No person, firm, or corporation shall remove, alter, or construct any street or perform any other improvement on any public street or dedicated street right-of-way without permits authorizing such improvements.

iv. Submittal Requirements

Construction plans shall be submitted to the City as outlined in the Code of Ordinance for the City of Greensboro. Construction plans shall adhere to the specifications set forth by the City.

v. Protecting the Public from Injury

Whenever any person shall do or undertake to do any of the activities set forth in this Manual, it shall be the responsibility of such person to protect from harm and damage all persons who may be using any street or sidewalk or other public place where such activity is in progress. To that end, such person shall erect and maintain suitable signs, lights, barricades, and other traffic control devices at the proper location where such work is in progress. These safeguards shall be applied in accordance with the current **Work Area Traffic Control Handbook** (WATCH) available from the Greensboro Department of Transportation.

vi. Administrative Controls

The Greensboro Department of Transportation recognizes that not all streets will be able to conform to every standard set forth in this Manual. Any street needing special attention due to exceptional conditions will be handled on a case-by-case basis. GDOT reserves the right to override the standards set forth in this Manual should the street necessitate such action. If, based on sound engineering judgment, there is a question as to whether or not a site will qualify for a variance in any standard documented in this Manual, GDOT should be contacted to discuss that potential variance.

C. STREET DESIGN

i. General Requirements

All streets shall be constructed in conformance with the construction plans and specifications approved by the Director of Transportation, or a designated representative, and the City Engineer, or a designated representative. When applicable, streets must conform to watershed regulations and any conditional uses or zoning restrictions placed on the property during the zoning or subdivision process.

ii. Design Standards

The Street Design Standards manual establishes set methods for the modification, construction, and/or enhancement for the following street classifications:

1. Private Drives—for condominiums and townhomes with residential driveways
2. Local Streets—private and public
3. Collector Streets
4. Minor Thoroughfares
5. Major Thoroughfares

Tables 5-1 through 5-6 provide the specific design standards to be applied for the five classifications listed above plus standards for Traditional Neighborhood Development local and collector streets.

Table 5.1 - Private Drive Standards
Greensboro Street Design Standards

DESIGN ELEMENT	Private Drives (for townhouse and residential condominium developments)	
	CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	24-ft	Roadway width is measured from face-of-curb to face-of-curb. Asphalt pavement and standard curb and gutter may be considered for maintenance by the City of Greensboro.
PAVEMENT DESIGN	S9.5A 1-in S9.5B 2-in ABC 7-in	
MINIMUM COMMON ELEMENTS WIDTH	34-ft	
MINIMUM RADIUS OF CENTERLINE CURVATURE	125-ft	A 90-ft radius may be used if a continuous 26-ft wide curb and gutter section is provided in order to accommodate emergency and solid waste vehicle maneuvers. A 90-ft radius may be used for streets that are no more than 1,000-ft in length, with both ends of the street terminating at either a T-intersection or a permanent dead-end.
CURB TYPE	any	
CURB AND GUTTER SECTION WIDTH	24-in	
SIDEWALK WIDTH (When Installed)	Not Required (Minimum 4-ft)	Sidewalk installation, as required by the local street design standards, should be considered to insure that adequate pedestrian infrastructure is provided. The Technical Review Committee members will evaluate and make recommendations on sidewalk installation.
SIDEWALK LOCATION (When Installed)	Not Required (Back of Curb)	Sidewalk installation, as required by the local street design standards, should be considered to insure that adequate pedestrian infrastructure is provided. The Technical Review Committee members will evaluate and make recommendations on sidewalk installation.
MAXIMUM CUL-DE-SAC LENGTH	N/A	Approved turn-a-round accommodations must be provided at the end of each cul-de-sac to accommodate emergency and solid waste service vehicle maneuvers.
DRIVEWAYS	1 / unit	Each unit must have a driveway. Garages count as off-street parking spaces.
PUBLIC STREET CONNECTIONS	N/A	A public street may be required to be built in order to provide access to adjoining properties or to make the subdivision compatible with existing or proposed streets.

GENERAL NOTE #1: Private drive standards shall only be used for townhomes and condominiums with individual residential driveways.

GENERAL NOTE #2: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.2a - Local Street Standards
Greensboro Street Design Standards

DESIGN ELEMENT	Public and Private Low Density Local Streets (≤ 5 units/acre)	
	CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	26-ft	Roadway width is measured from face-of-curb to face-of-curb. Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
MINIMUM RIGHT-OF-WAY OR COMMON ELEMENTS WIDTH	45-ft	Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
DESIGN SPEED/ POSTED SPEED	30 mph 25 mph	
SUPERELEVATION, e	None	
MINIMUM RADIUS OF CENTERLINE CURVATURE	180-ft	A 90-ft radius may be used for streets that are no more than 1,000-ft in length, with both ends of the street terminating at either a T-intersection or a permanent dead-end. A 90-ft radius shall not be an option utilized in the Watershed Critical Area.
VERTICAL ALIGNMENT, G	G _{min} = 0.8% G _{max} = 10%	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	200-ft	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₁	150-ft	S ₁ = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₂	150-ft	S ₂ = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	20-ft	When a street with a higher classification intersects with a residential street, the intersection curb radii for the residential street is controlled by the standards set for the street with the higher classification.
ON-STREET BIKE LANES	shared lanes	
CURB TYPE	6-in vertical	See City of Greensboro Roadway Standard Drawing 501. Ribbon curb may be used in Watershed Critical Area only.
CURB AND GUTTER SECTION WIDTH	24-in	See City of Greensboro Roadway Standard Drawing 501.
SIDEWALK WIDTH	min. 5-ft	
SIDEWALK LOCATION	min. one side	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
SIDEWALK BUFFER	min. 3-ft	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
ON-STREET PARKING WIDTH	7-ft, permitted on both sides	
MAXIMUM CUL-DE-SAC LENGTH / PAVEMENT RADIUS/ RIGHT-OF-WAY RADIUS	800-ft 45-ft 55-ft	Maximum cul-de-sac length in Watershed Critical Area shall be 1,600-ft.
MAXIMUM BLOCK LENGTH	1,200-ft	Maximum block length may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.
MAXIMUM BLOCK PERIMETER	4,800-ft	Maximum block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.2b Local Street Design Standards
Greensboro Street Design Standards

DESIGN ELEMENT	Public and Private Medium Density Local Streets (5 < units/acre ≤ 12)	
	CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	26-ft or 30-ft	Roadway width is measured from face-of-curb to face-of-curb. A 26-ft pavement section is allowed if parking is prohibited on one side. Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
MINIMUM RIGHT-OF-WAY OR COMMON ELEMENTS WIDTH	45-ft or 50-ft	Use 45-ft right-of-way for 26-ft roadway width; parking is prohibited on one side for 45-ft right-of-way. Use 50-ft right-of-way for 30-ft roadway width. Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
DESIGN SPEED/ POSTED SPEED	30 mph 25 mph	
SUPERELEVATION, e	None	
MINIMUM RADIUS OF CENTERLINE CURVATURE	180-ft	A 90-ft radius may be used for streets that are no more than 1,000-ft in length, with both ends of the street terminating at either a T-intersection or a permanent dead-end. A 90-ft radius shall not be an option utilized in the Watershed Critical Area.
VERTICAL ALIGNMENT, G	G _{min} = 0.8% G _{max} = 10%	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	200-ft	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₁	150-ft	S ₁ = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₂	150-ft	S ₂ = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	20-ft	When a street with a higher classification intersects with a residential street, the intersection curb radii for the residential street is controlled by the standards set for the street with the higher classification.
ON-STREET BIKE LANES	shared lanes	
CURB TYPE	6-in vertical	See City of Greensboro Roadway Standard Drawing 501. Ribbon curb may be used in Watershed Critical Area only.
CURB AND GUTTER SECTION WIDTH	24-in	See City of Greensboro Roadway Standard Drawing 501.
SIDEWALK WIDTH	min. 5-ft	
SIDEWALK LOCATION	min. one side	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
SIDEWALK BUFFER	min. 3-ft	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
ON-STREET PARKING WIDTH	7-ft, permitted on both sides	Parking is prohibited on one side if 26-ft roadway width is used.
MAXIMUM CUL-DE-SAC LENGTH / PAVEMENT RADIUS/ RIGHT OF WAY RADIUS	650-ft 45-ft 55-ft	Maximum cul-de-sac length in Watershed Critical Area shall be 1,300-ft.
MAXIMUM BLOCK LENGTH	1,200-ft	Maximum block length may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.
MAXIMUM BLOCK PERIMETER	4,800-ft	Maximum block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.

General Note#1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.2c Local Street Design Standards
Greensboro Street Design Guidelines

DESIGN ELEMENT	Public and Private High Density Local Street Design Standards (> 12 units/acre)		
	RESIDENTIAL CRITERIA	NON-RESIDENTIAL CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	26-ft or 30-ft	30-ft	Roadway width is measured from face-of-curb to face-of-curb. A 26-ft pavement section is allowed if parking is prohibited on one side. Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
MINIMUM RIGHT-OF-WAY OR COMMON ELEMENTS WIDTH	45-ft or 50-ft	50-ft	Use 45-ft right-of-way for 26-ft roadway width; parking is prohibited on one side for 45-ft right-of-way. Use 50-ft right-of-way for 30-ft roadway width. Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-ft roadway width may be used with a 50-ft right-of-way in Watershed Critical Area only.
DESIGN SPEED / POSTED SPEED	30 mph 25 mph	30 mph 25 mph	
SUPER ELEVATION, e	None	None	
MINIMUM RADIUS CENTERLINE CURVATURE	180-ft	180-ft	A 90-ft radius may be used for streets that are no more than 1,000- ft in length, with both ends of the street terminating at either a T-intersection or a permanent dead-end. The 90-ft radius option is not available for non-residential local streets. A 90-ft radius shall not be an option utilized in the Watershed Critical Area.
VERTICAL ALIGNMENT, G	$G_{min} = 0.8\%$ $G_{max} = 10\%$	$G_{min} = 0.8\%$ $G_{max} = 10\%$	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	200-ft	200-ft	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S_1	150-ft	150-ft	S_1 = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S_2	150-ft	150-ft	S_2 = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	20-ft	30-ft	When a street with a higher classification intersects with a high-density residential street, the intersection curb radii for the high-density residential street is controlled by the standards set for the higher classification street.
ON-STREET BIKE LANES	shared lanes	shared lanes	
CURB TYPE	6-in vertical	6-in vertical	See City of Greensboro Roadway Standard Drawing 501. Ribbon curb may be used in Watershed Critical Area only.
CURB AND GUTTER SECTION WIDTH	24-in	24-in	See City of Greensboro Roadway Standard Drawing 501.
SIDEWALK WIDTH	min. 5-ft	min. 5-ft	
SIDEWALK LOCATION	both sides	both sides	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
SIDEWALK BUFFER	min. 3-ft	min. 3-ft	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights-of-way are present.
ON-STREET PARKING WIDTH	7-ft, permitted on both sides	7-ft, permitted on both sides	Parking is prohibited on one side if 26-ft roadway width is used.
MAXIMUM CUL-DE-SAC LENGTH/ PAVEMENT RADIUS/ RIGHT OF WAY RADIUS	650-ft 45-ft 55-ft	650-ft 45-ft 55-ft	Maximum cul-de-sac length in Watershed Critical Area shall be 1,300-ft.
MAXIMUM BLOCK LENGTH	1,200-ft	1,200-ft	Maximum block length or block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.
MAXIMUM BLOCK PERIMETER	4,800-ft	4,800-ft	Maximum block length or block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.3 - Collector Street Design Standards
Greensboro Street Design Guidelines

DESIGN ELEMENT	Residential and Non-Residential Collector Streets		
	RESIDENTIAL CRITERIA	NON-RESIDENTIAL CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	36-ft	40-ft	Roadway width is measured from face-of-curb to face-of-curb (curb section) or edge-of-pavement to edge-of-pavement (ribbon or swale section). Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance.
MINIMUM RIGHT-OF-WAY WIDTH	60-ft	60-ft	Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance.
DESIGN SPEED / POSTED SPEED	35 mph 30 mph	40 mph 35 mph	
SUPER ELEVATION, e	$e_{max} = .04$	$e_{max} = .04$	Engineering policy typically calls for no superelevation; superelevation up to 4% will be evaluated and approved by the City Engineer or a designated representative.
MINIMUM RADIUS CENTERLINE CURVATURE	375-ft	525-ft	Design criteria based on design speeds listed above and $e = 4\%$; centerline curvature varies with superelevation. Multiple curves require minimum tangent lengths between curves.
VERTICAL ALIGNMENT, G	$G_{min} = 0.8\%$ $G_{max} = 9\%$	$G_{min} = 0.8\%$ $G_{max} = 9\%$	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	250-ft	300-ft	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S_1	200-ft	250-ft	S_1 = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S_2	200-ft	250-ft	S_2 = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	30-ft	30-ft	When a street with a higher classification intersects with a collector street, the intersection curb radii for the collector street is controlled by the standards set for the street with the higher classification.
DESIGNATED ON-STREET BIKE LANES	min. 4-ft, both sides where permitted	min. 4-ft, both sides where permitted	Designated bicycle lanes permitted as noted in the Greensboro Urban Area Bicycle, Pedestrian & Greenway Master Plan.
CURB TYPE (Outside / Inside with median)	6-in vertical mountable	6-in vertical mountable	See City of Greensboro Roadway Standard Drawing 501.
CURB & GUTTER SECTION WIDTH (Outside / Inside with median)	30-in 18-in	30-in 18-in	See City of Greensboro Roadway Standard Drawing 501.
SIDEWALK WIDTH	min. 5-ft	min. 5-ft	
SIDEWALK LOCATION	min. one side	min. one side	See City of Greensboro's Sidewalk Ordinance 02-239. Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights of way are present.
SIDEWALK BUFFER FROM BACK OF CURB	min. 3-ft	min. 3-ft	Sidewalk and the Sidewalk Buffer may increase or decrease as needed (meander) where obstructions, topography, or restricted rights of way are present.
ON-STREET PARKING WIDTH	7-ft, both sides where permitted	7-ft, both sides where permitted	Parking may be allowed with approval from the City. Parking may be prohibited when a median is constructed.
COMMERCIAL DRIVEWAY SPACING	75-ft	75-ft	See GDOT Driveway Manual or NCDOT Specifications.
INTERSECTION TURNING LANE (Left turns)			See GDOT Driveway Manual or NCDOT Specifications.
INTERSECTION TURNING LANE (Right turns)			See GDOT Driveway Manual or NCDOT Specifications.
MEDIAN WIDTH and TYPE	min. 8-ft raised	min. 8-ft raised	
BUILT-IN TRAFFIC CALMING DEVICES	as needed	not required	Maximum 1,500-ft block length or 4,800-ft block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by GDOT. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.4 - Minor Thoroughfare Design Standards
Greensboro Street Design Standards

DESIGN ELEMENT	Minor Thoroughfare Design Standards	
	CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	36-ft – 60-ft	Roadway width is measured from face-of-curb to face-of-curb (curb section) or edge-of-pavement to edge-of-pavement (ribbon or swale section). Additional width may be required under Section 30-6-13.3 (B) of the Code of Ordinance.
MINIMUM RIGHT-OF-WAY WIDTH	80-ft	Additional width may be required under Section 30-6-13.3 (B) of the Code of Ordinance.
DESIGN SPEED / POSTED SPEED	45 mph 40 mph	
SUPERELEVATION, e	$e_{max} = 0.4$	Engineering policy typically calls for no superelevation; superelevation up to 4% will be evaluated and approved by the City Engineer or a designated representative.
MINIMUM RADIUS CENTERLINE CURVATURE	710-ft	Criteria for design element based design speed = 45, $e = 4\%$; centerline curvature varies with superelevation. Multiple curves require minimum tangent lengths between curves.
VERTICAL ALIGNMENT, G	$G_{min} = 0.8\%$ $G_{max} = 6\%$	See <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapter 7. Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	360-ft	See <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapter 3. Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S_1	300-ft	S_1 = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S_2	300-ft	S_2 = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	30-ft	When a street with a higher classification intersects with a minor thoroughfare, the intersection curve radii for the minor thoroughfare is controlled by the standards set for the higher classification street.
DESIGNATED ON-STREET BIKE LANES	6-ft where permitted	Designated bicycle lanes permitted as noted in the Greensboro Urban Area Bicycle, Pedestrian & Greenway Master Plan. The addition of a bike lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
CURB TYPE (Outside / Inside with Median)	6-in vertical mountable	Outside curb type for use on roadways with curb sections.
CURB & GUTTER SECTION WIDTH (Outside / Inside with median)	30-in 18-in	Outside curb width for use on roadways with curb sections.
SIDEWALK WIDTH	min 5-ft (6-ft desirable)	The addition of a bike lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
SIDEWALK LOCATION	both sides	See City of Greensboro's Sidewalk Ordinance 02-239.
SIDEWALK BUFFER FROM BACK OF CURB	min. 5-ft	The addition of a bike lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
ON-STREET PARKING WIDTH	8-ft, both sides where permitted	Parking may be allowed with approval from the City. Parking may be prohibited when a median is constructed.
COMMERCIAL DRIVEWAY SPACING	100-ft	See GDOT Driveway Manual or NCDOT Specifications.
INTERSECTION TURNING LANE (Left turns)		See GDOT Driveway Manual or NCDOT Specifications.
INTERSECTION TURNING LANE (Right turns)		See GDOT Driveway Manual or NCDOT Specifications.
MEDIAN WIDTH and TYPE	20-ft raised	
BUS PULL-OUTS		Please consult Greensboro Transit Authority (GTA) and/or adopted Mobility Greensboro Transportation Plan. See also <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapters 4 and 7.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Figure 5.5 - Major Thoroughfare Design Standards
Greensboro Street Design Standards

DESIGN ELEMENT	Major Thoroughfare Design Standards	
	CRITERIA	NOTES
MINIMUM ROADWAY WIDTH	min. 48-ft	Roadway width is measured from face-of-curb to face-of-curb (curb section) or edge-of-pavement to edge-of-pavement (ribbon or swale section). Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance.
MINIMUM RIGHT-OF-WAY WIDTH	min. 110-ft	Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance.
DESIGN SPEED / POSTED SPEED	50 mph 45 mph	
SUPER ELEVATION, e	e _{max} = .04	Engineering policy typically calls for no superelevation; superelevation up to 4% will be evaluated and approved by the City Engineer or a designated representative.
MINIMUM RADIUS CENTERLINE CURVATURE	925-ft	Criteria for design element based on design speed = 50 mph, e = 4%; centerline curvature varies with superelevation. Multiple curves require minimum tangent lengths between curves.
VERTICAL ALIGNMENT, G	G _{max} = 5%	See <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapter 7. Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	425-ft	See <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapter 3. Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₁	350-ft	S ₁ = Intersection sight distance on drivers' left for right turns, left turns, and through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₂	350-ft	S ₂ = Intersection sight distance on drivers' right for left turns or through traffic. See City of Greensboro Visibility Ordinance 16-8.
MINIMUM INTERSECTION CURB RADIUS	30-ft	50-ft intersection curb radius recommended for transit routes.
DESIGNATED ON-STREET BIKE LANES	6-ft, where permitted	Designated bicycle lanes permitted as noted in the Greensboro Urban Area Bicycle, Pedestrian & Greenway Master Plan. The addition of a bike lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
CURB TYPE (Outside/Inside with Median)	6-in vertical mountable	Outside curb type for use on roadways with curb sections.
CURB & GUTTER SECTION WIDTH (Outside/Inside with Median)	30-in 18-in	Outside curb width for use on roadways with curb sections.
SIDEWALK WIDTH	min. 5-ft (6-ft desirable)	The addition of a bicycle lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
SIDEWALK LOCATION	both sides	
SIDEWALK BUFFER FROM BACK OF CURB	min. 5-ft	The addition of a bicycle lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
ON-STREET PARKING WIDTH COMMERCIAL DRIVEWAY SPACING	8-ft, where permitted	Parking may be allowed with approval from the City. Parking may be prohibited when a median is constructed.
INTERSECTION TURNING LANE (Left turns)		See GDOT Driveway Manual or NCDOT Specifications.
INTERSECTION TURNING LANE (Right turns)		See GDOT Driveway Manual or NCDOT Specifications.
MEDIAN WIDTH and TYPE	20-ft raised	
BUS PULL-OUTS		Please consult Greensboro Transit Authority (GTA) and/or adopted Mobility Greensboro Transportation Plan. See also <i>A Policy on Geometric Design of Highways and Streets 2004</i> , Chapters 4 and 7.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence.

Table 5.6 Traditional Neighborhood Development Street Design Standards

Greensboro Street Design Guidelines

DESIGN ELEMENT					NOTES
	RESIDENTIAL CRITERIA	NON-RESIDENTIAL CRITERIA	COLLECTOR CRITERIA	ALLEY	
MINIMUM ROADWAY WIDTH	20-ft (1-side parking) 26-ft (2-side parking)	30-ft	26-ft (1-side parking) 34-ft (2-sides parking)	15-ft	Roadway width is measured from face-of-curb to face-of-curb or edge-of-pavement to edge-of-pavement (ribbon or swale section). Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance. A 22-foot roadway width may be used with a 50-foot right-of-way in Watershed Critical Area only when using residential or non-residential criteria. All alleys shall be maintained by the Homeowners' Association (HOA).
MINIMUM RIGHT-OF-WAY WIDTH	46-ft (1-side parking) 50-ft (2-sides parking)	60-ft	50-ft (1-side parking) 60-ft (2-sides parking)	20-ft	Additional width may be required under Section 30-6-13.3(B) of the Code of Ordinance.
DESIGN SPEED / POSTED SPEED	30 mph 25 mph	30 mph 25 mph	35 mph 30 mph		
SUPER ELEVATION, e	None	None	None	None	Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM RADIUS CENTERLINE CURVATURE	90-ft	195-ft	765-ft	50-ft	For residential criteria, the radius centerline curvature must reflect an unimpeded distance of 300-ft before and after curve.
VERTICAL ALIGNMENT, G	G _{min} = 0.8% G _{max} = 10%	G _{min} = 0.8% G _{max} = 10%	G _{min} = 0.8% G _{max} = 9%		Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM STOPPING SIGHT DISTANCE	110-ft	200-ft	400-ft	75-ft	For residential streets, the stopping sight distance must reflect an unimpeded distance of 300-ft before and after curve. Exceptions may occur as determined by the City Engineer or a designated representative.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₁	150-ft	150-ft	200-ft		S ₁ = intersection sight distance on drivers' left for right turns, left turns, and through traffic.
MINIMUM INTERSECTION SIGHT DISTANCE, S ₂	150-ft	150-ft	200-ft		S ₂ = Intersection sight distance on drivers' right for left turns or through traffic.
MINIMUM INTERSECTION CURB RADIUS	20-ft	30-ft	30-ft		When a street with a higher classification intersects with a residential street, the intersection curb radii for the residential street is controlled by the standards set for the higher classification street. A 50-ft intersection curb radius is recommended when using collector criteria on a designated transit route.
ON-STREET BIKE LANES	shared lanes	shared lanes	6 ft, where permitted		Measured from face of curb, designated bicycle lanes permitted as noted in the Greensboro Urban Area Bicycle, Pedestrian & Greenway Master Plan. The addition of a bike lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
CURB TYPE	6-in vertical	6-in vertical	6-in vertical mountable		See City of Greensboro Roadway Standard Drawing 501. Ribbon pavement may be used in Watershed Critical Area only.
CURB AND GUTTER SECTION WIDTH	24 -in	24 -in	30 -in / 18-in (used in median)		See City of Greensboro Roadway Standard Drawing 501.
MINIMUM SIDEWALK WIDTH	5-ft	6-ft	6-ft		
SIDEWALK LOCATION	both sides	both sides	both sides		
MINIMUM SIDEWALK BUFFER	4-ft	4-ft	5-ft		When using collector criteria the addition of a bicycle lane and/or wider sidewalk may reduce the width of buffer strip from back of curb.
ON-STREET PARKING WIDTH	7-ft, permitted on both sides	7-ft, permitted on both sides	8-ft, where permitted		Parking may be allowed with approval from the City. Parking will be prohibited when a median is constructed.
MAXIMUM CUL-DE-SAC LENGTH/ PAVEMENT RADIUS/RIGHT OF WAY RADIUS	Not Allowed	Not Allowed	Not Allowed	Not Allowed	
COMMERCIAL DRIVEWAY SPACING					See GDOT/NCDOT Driveway Manual
MAXIMUM BLOCK LENGTH	600-ft	600-ft	600-ft	N/A	Maximum block length may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles. In the TN1 Traditional Neighborhood District the length of a new block shall not exceed 600-ft. For reasons of topography, block length in the TN1 Traditional Neighborhood District may be a maximum of 800-ft as long as a pedestrian pathway traverses the block near its midpoint.
MAXIMUM BLOCK PERIMETER	2,400-ft	2,400-ft	2,400-ft	N/A	Maximum block perimeter may exceed the design standards if appropriate traffic calming devices are implemented every 600-ft. Traffic calming devices must be approved by the Department of Transportation. Typical examples of traffic calming devices are curb extensions, entry medians, mid-block median/islands, and traffic circles.
INTERSECTION TURNING LANE (Left/Right turns)					See GDOT/NCDOT Driveway Manual.
MEDIAN WIDTH and TYPE			20-ft raised		This could affect some of the other street design standards, and therefore, they may need to be modified accordingly.
BUS PULL-OUTS					Please consult Greensboro Transit Authority (GTA) and/or adopted Mobility Greensboro Transportation Plan. See also A Policy on Geometric Design of Highways and Streets 2004, Chapters 4 and 7.

General Note #1: If the existing or proposed roadway is part of an adopted plan, the design criteria identified in the plan shall take precedence

D. Definitions

Alley - A roadway set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street. An alley is designed to have a pavement width narrower than that required for a street with no parking allowed. An alley shall only be utilized as outlined in the Traditional Neighborhood Design standards.

Average Daily Traffic (ADT) – The average number of vehicles that pass a defined point during a 24-hour period.

Bicycle Lane - A portion of a roadway which has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists.

Bicycle Path - A bikeway physically separated from motorized vehicular traffic and either within the highway right-of-way or with an independent right-of-way.

Bicycle Route - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate direction and information marker, with or without a specific bicycle route number.

Bikeway - A thoroughfare suitable for bicycles; may either exist within the right-of-way of other modes of transportation, such as highways, or along a separate and independent corridor.

Block – The land lying within an area bounded on all sides by streets.

Block Length – The distance, measured along each side of a street, between on (1) intersecting through street (not a cul-de-sac or loop street) and the next intersecting through street.

Block Perimeter – The sum total of the linear street frontage around a block.

The City - City of Greensboro, North Carolina.

Clearance – The distance from the roadway to an object or feature.

- ♦ Horizontal Clearance - Lateral distance from edge of traveled way to a roadside object or feature.
- ♦ Vertical Clearance - The vertical distance between the roadway surface and an overhead object or feature.

Connectivity - The ability to enter and exit each parcel in more than one direction.

Connections 2025 - City of Greensboro's Connections 2025 Comprehensive Plan, also known as "Comprehensive Plan" or "the Plan".

Continuity - The quality of uninterrupted connections both within the neighborhood network and between the neighborhood and the major street system.

The County - Guilford County.

Cul-de-sac - A short local street having one end open to traffic and the other end permanently terminated by a vehicular turnaround. Its length is measured from the center of the through street to the center of the vehicular turnaround.

Desirable - A condition that should be met when attainable. Desirable values will normally be used where the social, economic, or environmental impacts are not critical.

Development Ordinance – The City of Greensboro's Unified Development Ordinance (UDO) as of 2007. The City is currently working on the entire development ordinance rewrite. This development ordinance will be called the Land Development Ordinance (LDO).

Driveway Approach – An approach designed and intended to serve as access from a roadway to a lot or parcel of land that is adjacent to the roadway.

Easement – A grant of one or more of the property rights by the property owner to, or for use by, the public, a corporation, or other entity.

Frontage - All property on one side of a street between two intersecting streets (crossing to terminating) measured along the line of the street; or if the street is dead-ended, then all of the property abutting one side between an intersecting street and the dead-end of the street.

GDOT - City of Greensboro Department of Transportation.

Grade - The change in elevation between two points along the vertical alignment of a roadway; usually expressed as the change per 100-feet or percent.

Gutter - A generally shallow waterway adjacent to a curb used, or suitable for, drainage of water.

Intersection - A point at which two (or more) streets join another street at an angle, whether or not the streets cross the other.

Local Street - A street whose primary function is to provide access to abutting properties.

NCDOT - North Carolina Department of Transportation.

Pedestrian Way - A travel route designed primarily for pedestrian travel.

Permanent Dead-end Street - A street open to traffic at one (1) end and, due to physical or environmental constraints, impracticable to extend beyond its present terminus at the other end.

Private drive - A vehicular travelway not dedicated or offered for dedication as a public street but resembling a cul-de-sac or a local street by carrying traffic from a series of individual residential driveways for townhouses or condominiums to the public street system. The designation of private drive **shall only** be utilized for townhomes or condominium developments. A private drive may be considered for public maintenance.

Private Driveway - A vehicular travelway not dedicated or offered for dedication as a public street, providing access to parking lot(s) for two (2) or more principal buildings in a group housing, group nonresidential development, manufactured dwelling parks, or recreational vehicle parks. A private driveway **shall not** be considered for public maintenance.

Private street - A vehicular travelway not dedicated or offered for dedication as a public street but resembling a cul-de-sac or a local street by carrying traffic from a series of driveways to the public street system. Private streets shall be designed and constructed to City of Greensboro public street standards. (Reference - Street Standards Design Manual, Roadway and Utility Design Manuals, Sidewalk Manual) A private street may be considered for public maintenance.

Public street - A dedicated and accepted public right-of-way for vehicular traffic, and in Guilford County jurisdiction and extraterritorial jurisdiction of municipalities, public streets also include street rights-of-way offered for dedication, but not yet accepted, in which the roadway design and construction have been approved under public standards for vehicular traffic. Alleys are specifically excluded.

Right-of-Way – A strip of land occupied or intended to be occupied by a travelway for vehicles and also available, with the consent of the appropriate governmental agency, for installation and maintenance of sidewalks, traffic control devices, street name signs,

historical marker signs, water lines, sanitary sewer lines, storm sewer lines, gas lines, power lines, and communication lines.

Right-of-Way Width - The shortest horizontal distance between the lines which delineate the right-of-way of a street.

Road - See "street".

Shared Parking - Parking that can be used to serve two or more individual land uses without conflict or encroachment.

Shared Roadway - Any roadway upon which a bicycle lane is not designated and which may be legally used by bicycles regardless of whether such facility is specifically designated as a bikeway.

Shared-Use Path - A path or trail that is physically separated from the motorized vehicular traffic of a roadway. It is designed for the exclusive use of non-motorized uses, including bicycle riders, pedestrians, and other non-motorized recreational uses. This shared-use path may be either within the roadway right-of-way or within an independent right-of-way.

Sidewalk - An improved surface intended to facilitate pedestrian access to or along adjacent streets, properties, or structures, and which is located within the right-of-way of a public street, within the common elements (common area) of a private street or private drive, within a sidewalk easement, or along the length of any façade abutting parking areas.

Sight Distance - The distance visible to the driver of a passenger automobile, measured along the normal path of roadway. The minimum sight distance available on a road should be sufficiently long to enable a vehicle traveling at or near the design speed to stop before reaching a stationary object in its path.

Street - A general term used to describe a right-of-way within the urban service. This right-of-way provides a channel for vehicular and pedestrian movement between certain points in the community and which may provide for vehicular and pedestrian access to properties adjacent to it, and which may also provide space for the location of underground and above ground utilities. A street shall include a right-of way, the street pavement, curb, and gutter. A street is primarily used as a channel for vehicular movement and secondarily as a drainage channel for stormwater.

Street Classification - The grouping of highways by major geometric features and/or the character of service they provide. Streets may also be classified based on the level of government responsible for the facilities, the method of financing the facilities, and/or the route numbering.

- ♦ Expressway/Freeway - A multilane, controlled or limited access major road connecting this region, major activity centers or major roads with other regions, major activity centers or major roads. It is designed to accommodate large traffic volumes at high speeds. Such facilities may be part of the interstate, federal, or state primary highway system.
- ♦ Major Thoroughfare - Consist of interstate, other freeway, expressway, or parkway links, and major streets that provide for the expeditious movement of high volumes of traffic within and through urban areas.
- ♦ Minor Thoroughfare - Collect traffic from collector and local streets, and carry it to the major thoroughfare system. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitation movement of moderate volumes of traffic within and through urban areas and may also serve abutting property.
- ♦ Collector - A street whose principal function is to carry traffic between cul-de-sac, local, private streets, private drives, and streets of higher classification but which may also provide direct access to abutting properties.

- ♦ Local – A street whose primary function is to provide access to abutting properties.
- ♦ Residential - A local street that serves as access to residentially zoned properties exclusively.
- ♦ Private Street – A street not dedicated or offered for dedication as a public street but functions like a local or residential street.
- ♦ Private Drive - A street not dedicated or offered for dedication as a public street but functions like a local or residential street. This classification shall only be utilized for townhome or condominium developments where each unit has an individual residential driveway.

Traditional Neighborhood Development (TND) – A human scale, pedestrian-friendly community with moderate to high residential densities and a mixed use core.

Through Street – A street that is not a cul-de-sac street and which intersects with at least two (2) other streets that are not cul-de-sac streets.

Travelway - The portion of the roadway for the movement of vehicles, exclusive of the shoulder and auxiliary lanes.


E. Greensboro Code of Ordinances

Some of the information and specifications are contained in Chapter 30 of the City of Greensboro Code of Ordinances and is reproduced herein for the information of those concerned with this type of design and construction. The requirements of these specifications must be met in addition to all provisions of the City of Greensboro Code of Ordinances, as described in Section 30-6-13.



City of Greensboro
City Council
Agenda Item

TITLE: Budget Ordinance – Workforce Investment Act

Department:	Executive	Current Date:	9-19-07
Contact 1:	Steve Jones	Public Hearing:	No
Phone:	373-3001	Advertising Date:	N/A
Contact 2:	Lillian Plummer	Advertised By:	N/A
Phone:	373-8041	Authorized Signature:	
Attachments:	Budget Ordinance Amending the Federal, State and Other Grants Project Fund Budget to Appropriate Workforce Investment Act Grant Funds		

PURPOSE:

These allocations are for programs funded through the Workforce Investment Act (WIA). All allocations are from the U.S. Department of Labor passed through the N.C. Department of Commerce.

BACKGROUND:

The PY 2006 10% Statewide Activities funds include the following new grants:

- Incumbent Worker 2050 grant for DeGussa Stockhausen in the amount of \$30,450
- Incumbent Worker 2050 grant for Brayton International in the amount of \$5,235

The PY 2006 Dislocated Worker funds include the following new grants:

- Dislocated Worker Rapid Response 2031 Regional Planning grant in the amount of \$55,000

The PY 2007 10% Statewide Activities funds include the following new grants:

- Option Initiative 2050 grant in the amount of \$162,100 to focus on three areas: Business Services Capacity Building; JobLink Career Center Enhancement; and Workforce Development Board Strategic Activity

BUDGET IMPACT:

The attached ordinance results in a **net increase of \$252,785.**

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$252,785 to fund the WIA programs.

Item Number 18

ORDINANCE AMENDING THE FY 2006-07 FEDERAL, STATE AND OTHER GRANTS PROJECT
FUND BUDGET FOR THE WORKFORCE INVESTMENT ACT PROGRAMS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Federal, State and Other Grants Project Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Workforce Investment Act (WIA) PY 2006 2050 Incumbent Worker Program DeGussa Stockhausen Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0257-58.4110	Salaries	\$1,450
216-0257-58.5561	WIA Incumbent Worker	<u>\$29,000</u>
Total		\$30,450

and, that this increase be financed by increasing the Workforce Investment Act (WIA) PY 2006 2050 Incumbent Worker Program DeGussa Stockhausen Fund account as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0257-58.7100	Federal Grant	<u>\$30,450</u>
Total		\$30,450

Section 2

That the appropriation to the Workforce Investment Act (WIA) PY 2006 2050 Incumbent Worker Program Brayton International Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0257-59.4110	Salaries	\$249
216-0257-59.5561	WIA Incumbent Worker	<u>\$4986</u>
Total		\$5,235

and, that this increase be financed by increasing the Workforce Investment Act (WIA) PY 2006 2050 Incumbent Worker Program Pharmagraphics Fund account as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0257-59.7100	Federal Grant	<u>\$5,235</u>
Total		\$5,235

Section 3

That the appropriation to the Workforce Investment Act (WIA) PY 2006 2031 Dislocated Worker Rapid Response Regional Planning Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0277-75.5413	Consultant Services	<u>\$55,000</u>
Total		\$55,000

and, that this increase be financed by increasing the Workforce Investment Act (WIA) PY 2006 2031 Dislocated Worker Rapid Response Regional Planning Fund account as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0277-75.7100	Federal Grant	<u>\$55,000</u>
Total		\$55,000

Section 4

That the appropriation to the Workforce Investment Act (WIA) PY 2007 2050 Options Initiative Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0258-51.5221	Advertising	\$25,500
216-0258-51.5520	Seminar/Training Expense	\$37,000
216-0258-52.4140	Roster Wages	\$40,000
216-0258-52.4510	FICA Contribution	\$3,750
216-0258-53.5277	Community Events	\$45,850
216-0258-53.5520	Seminar/Training Expense	<u>\$10,000</u>
Total		\$162,100

and, that this increase be financed by increasing the Workforce Investment Act (WIA) PY 2006 2050 Performance Accountability Fund account as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
216-0258-51.7100	Federal Grant	<u>\$162,100</u>
Total		\$162,100

Section 5

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: 2007 Downtown Alcoholic Beverage Commission Enforcement Grant

Department:	Police	Current Date:	9/21/07
Contact 1:	K. M. Moore	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R. F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the Appropriation of the Downtown ABC Enforcement Grant.		

PURPOSE

As part of its on going commitment to the community, the Board of Alcoholic Control has donated \$17,500 in grant funds to the Greensboro Police Department for use in the downtown area for enforcement of ABC violations. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

The Greensboro Police Department conducts numerous operations which ensure that all ABC laws are being followed, and that establishments are carrying the proper permits to operate. Due to the increased popularity and traffic in the downtown area, the ABC board has asked that the police department assist them in monitoring alcoholic establishments to ensure that ABC laws are being followed and that the downtown area remains to be a safe place to visit. This year the ABC Board has provided \$17,500 to assist with the funding of this project.

BUDGET IMPACT

This grant will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$17,500 for Downtown ABC Enforcement.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF THE DOWNTOWN ABC ENFORCEMENT GRANT

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3536-01.4230	Off Duty Employment	<u>\$17,500</u>
TOTAL:		\$17,500

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3536-01.7170	Local Government Grant	<u>\$17,500</u>
TOTAL:		\$17,500

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution Approving Recommendations to Launch a Public Art Program in Greensboro

Department:	Executive	Current Date:	10-3-07
Contact 1:	April Harris	Public Hearing:	10-16-07
Phone:	336-373-4678	Advertising Date:	
Contact 2:	Ben Brown	Advertised By:	
Phone:	336-373-2002	Authorized Signature:	
Attachments:	9-25-07 Recommendations for Public Art Program 9-25-07 Attachment to Recommendations		

PURPOSE:

This resolution will approve recommendations from the United Arts Council of Greater Greensboro to establish a structured public art program for Greensboro. These recommendations were presented to City Council at the September 25, 2007 briefing.

Specifically, City Council will:

1. **Assist with the formation of a Temporary Public Art Commission by recommending one representative from each Council District.** The Temporary Commission will:
 - o Complete policies and procedures for public art master plan
 - o Recommend a funding structure for public art
 - o Advise on public art projects already underway
 - o Transition into a permanent commission after 1-2 years
 - o Operate under the purview of the United Arts Council of Greater Greensboro.
2. **Endorse the proposed structure of the Public Art Program**, which consists of the following:
 - o The temporary Commission that will operate for 1-2 years.
 - o A Master Plan for public art that provides operating policies and procedures for the selection, placement, and maintenance of public art.
 - o A permanent Commission that implements the master plan, develops and funds new projects, and serves as an advocate for public art.

BACKGROUND:

Public art is a recognized contributor to the vitality of cities across the nation. Public art has taken root in Greensboro, but haltingly due to the lack of a centralized resource for implementation and management.

The Greensboro Public Art committee began in 2003 as a small group of interested parties, led by the United Arts Council of Greater Greensboro, who wanted to create a structured public art program for Greensboro. After a series of community forums and research into other successful public art programs, the Greensboro Public Arts Committee formulated the attached recommendations.

BUDGET IMPACT: None

RECOMMENDATION / ACTION REQUESTED: Approve resolution.

Agenda Item: 20

Outline

Public Art Master Plan

Greensboro, NC

The Public Art Master Plan will include definitions, principles, procedures, guidelines, and recommendations for funding and placement. It will provide detailed steps for establishing and maintaining a Public Art Program. The following components will be included:

I. FRAMEWORK

a. Organizing Principles:

Why do communities invest in public art? Because public art helps to define place; it serves to make connections among people to their past, present, and future; public art engages imaginations; and it builds community.

b. Examples of Public Art:

- ♦ Sculpture, painting, etc. commissioned for a particular site
- ♦ Artwork that is part of the city's infrastructure (Pedestrian and vehicular bridges, streetscapes)
- ♦ Temporary artwork
- ♦ Functional objects (drinking fountains, gates, benches, bike racks, tree guards)

c. Inventory of Existing Public Art (with map)

Using existing lists and agreed-upon definitions, the master plan will include an inventory of the city's significant existing works of public art. This will help us determine what exists, how it needs to be maintained, and begin the site selection process.

d. Suggested Locations for Public Art

Suggested locations will be determined through a study of the inventory, the city's growth plans, and discussions with community leaders and neighborhoods. The plan will pinpoint numerous sites on a city map that would be logical and desirable for public art to be placed. Each recommendation will include descriptions of the possibilities that exist. The proposed locations for projects will cover a multi-year time period.

e. Structure and Administration:

Staffing: The requirements to ensure a successful implementation of the plan.

Funding Options: Several options, both public and private, for initiating and sustaining a public art program will be recommended, including funds specifically for operation and ongoing artwork maintenance.

Action Steps: A series of recommendations for action will be laid out with a timeline for completion. These recommendations will be intended as a guideline for the staff to carry out the program as planned.

II. POLICIES & PROCEDURES

a. Annual Planning Process for Budget & Site Selection

Including multi-year funding development for specific projects.

Greensboro Public Art Committee, June 2004

Artist Selection Processes

Artist selection will follow national standards. Peer panel review and process details will be outlined.

b. Community Involvement

Community input on an ongoing basis is essential to the success of the program.

Methods of engaging and sustaining public interest will be evaluated.

c. Communication & Planning

Input and information for this program will come from numerous sources. Paths of communication must be open and clear. This section will be instructive to staff in the ways to conduct a public art program that keeps funders as well as the general community apprised of current and future plans.

d. Documentation and Inventory

A tracking system and documentation for artworks that comprise the public art collection, including projects funded through both governmental and private sources.

e. Conservation & Maintenance

Recommendations on how to plan for the care and maintenance of our inventory of public art. This is to ensure that the investment value is protected and that public safety is assured.

f. Public Education

Opportunities for educating the public about public art and its importance for the community, including artist lectures, site tours, imagining sessions, slide presentations, and others.

g. Marketing & Promotion

Guidelines for ensuring that the general public and visitors can acquire current information on significant works and tour the collection easily. Brochures/maps should be available, and images should be provided on a regular basis to the various agencies that promote the city.

h. Gifts & Loans Guidelines

A set of procedures for an effective, fair, and consistent review of potential gifts and loans needs to be approved. These guidelines will help to ensure quality, as well as address any expected maintenance needs.

i. Guidelines for the Review & Disposition of Art

In addition to guidelines for reviewing gifts and loans, regulations pertaining to removing a piece of artwork from a public collection are also advisable. These regulations will establish a process that will be fair to funders, artists, and the community.

Greensboro Public Art

Recommendations to Launch a Public Art Program in Greensboro.
September 2007

The United Arts Council Public Art Committee seeks to establish a structured public art program for Greensboro. We ask that City Council:

1. **Assist with the formation of a Temporary Public Art Commission, who will**
 - o Complete policies and procedures for public art master plan
 - o Recommend a funding structure for public art
 - o Advise on public art projects already underway
 - o Transition into a permanent commission after 1-2 years
 2. **Endorse the Proposed Structure of the Public Art Program**
 - o The temporary Commission that will operate for 1-2 years.
 - o A Master Plan for public art that provides operating policies and procedures for the selection, placement, and maintenance of public art.
 - o A permanent Commission that implements the master plan, develops and funds new projects, and serves as an advocate for public art.
-

Greensboro Public Art Committee:

Pam Allen, United Arts Council of Greater Greensboro Board Member
 Erik Beerbower, Artist & Entrepreneur
 Jonathan Bush, Bank of America & Community Volunteer
 Carla Copeland-Burns, Musician & Opus Resource Group Consultants
 Stephanie Edwards, City of Greensboro, Parks & Recreation
 Courtney Hemphill, City of Greensboro, Resource Development Coordinator
 April Harris, City of Greensboro, Special Events Manager
 Judy Morton, Action Greensboro
 Mary Sertell, City of Greensboro, Urban Designer
 Derrick Sides, Center for Visual Artists & Artist
 Liz Summers, United Arts Council
 Cheryl Stewart, Public Art Consultant
 Doug Williams, NC A&T University
 Anne Willson, Bricologe Festival / Piedmont Triad Cultural Development Coalition

Needs Statement

Public art is a recognized contributor to the vitality of cities across the nation. Public art has taken root in Greensboro, but haltingly due to the lack of a centralized resource for implementation and management. It is crucial to include it in the planning of Greensboro's future.



- **Tourism.** Our strong cultural and artistic community needs a public art master plan as an organizational tool in order to reach full potential as an asset of local tourism.
- **Neighborhood identity.** Residents are seeking to create positive identity and unity in value, and a master plan would facilitate public art as a viable solution to this need.
- **Funding.** Potential implementers of public art (foundations, municipal departments, and private companies) have often hesitated due to lack of the informational reference and guidelines that would be provided in a master plan.
- **Access for all.** Active redevelopment in downtown and other key areas need guidelines for appropriate integration of public art for feasibility and optimal civic participation/response. Greensboro holds much untapped potential for enhancement of the built environment through public art, and a master plan would help identify these opportunities.
- **Sustainability.** Installation and maintenance agreements would be facilitated by guidelines in the master plan, and are necessary to ensure responsible implementation and long-term sustainability.

Timeline and History of Greensboro Public Art Committee:

1. **The Greensboro Public Art committee** began in 2003 as a small group of interested parties who wanted to explore methods of making Public Art processes more collaborative in nature, promoting what Greensboro already has, facilitating projects, and involving the community more fully in the selection and care of its artwork.
2. In spring 2005, the group was **awarded a grant from the NC Arts Council** to explore and learn about Public Art programs and policies and to develop a strategy for developing a successful program for Greensboro.
3. In the 2005-2006 fiscal year, the committee held forums made possible with this funding. The committee engaged two nationally recognized Public Art consultants for two of the forums, "Public Art 101" and "Public Art Discussion".

"Public Art 101," November 1, 2005

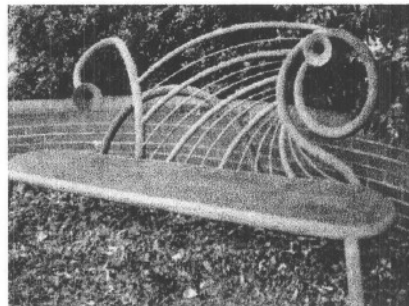
Led by Public Art Consultant from the
New York Metropolitan Transit Authority, Wendy Feuer.

"Voice of our Community" Forums, held the week of April 3, 2006
5 public-input sessions held throughout Greensboro at public libraries.

"Public Art Discussion," Thursday, May 25, 2006

Featured nationally-recognized
Pennsylvania Public Art consultant, Renee Piechocki

4. The committee spent the next fiscal year working with the data compiled, developing an inventory of existing works, and planning the next steps. This document is the outcome.



Recommendation 1

Assist with the formation of a Temporary Public Art Commission

It is recommended that the City assist with establishing a temporary Public Art Commission that will operate under the purview of the United Arts Council, provide oversight for the first phases of the program, and fully develop the Master Plan for the Greensboro Public Art Program.

The temporary Commission should include developers, artists, City Council appointments, elected officials, appropriate city staff, foundation leaders, Arts Council representatives, landscape architects, and representatives from the Greensboro Public Art Committee.

At the conclusion of their work, the temporary commission would make recommendations to Council for the Permanent Commission and initial staffing.

It is estimated that this Commission would function for 1-2 years.

Recommendation 2

Endorse the proposed structure for Greensboro's Public Art Program

1. **Creation of a Temporary Art Commission.** Initially, the public art program will consist of a temporary art commission who is charged with completion of the master plan for public art.

Components of the master plan* will be:

Structure and administration of a public art program

Policies and procedures

Suggested locations

Requirements for community involvement

Funding sources for new projects

Inventory of the public art collection

Standards for maintenance

Resources and consideration for public art projects (i.e. Greenway)

**The complete outline of the plan is attached.*

2. **Creation of a Permanent Art Commission.** After the master plan is adopted by City Council, the temporary art commission will be replaced by a permanent commission who is charged with implementation of the plan. This group will advise the City on all matters related to the inclusion of Public Art in Greensboro and the implementation of the Master Plan.

Action Plan and Anticipated Timeline

Years 1-2: Temporary Commission will fully detail policies and procedures based on existing outline of needs for a Public Art Program and Master Plan. Funding sources recruited. Hold workshops about quality of built environment for developers, citizens, and city staff.

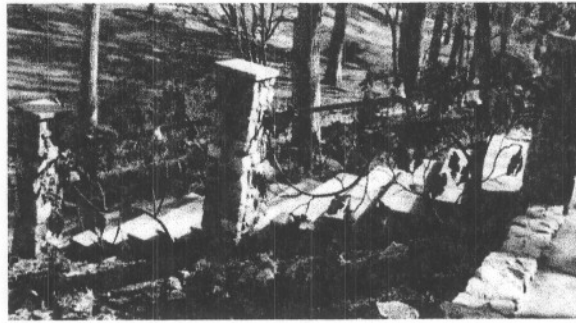
Year 3: Staff is in place, Permanent Commission begins. Funding sources recruited.

Years 4-5: Initial projects and first stages of the Public Art Program are implemented. Funding sources recruited.

Outcome

It is envisioned that the Greensboro Public Art Program will:

- provide a cultural fingerprint for our community
- contribute to the visual character and texture of the community
- foster and express the City's sense of spirit, ambition and pride
- clarify neighborhood identity/reflect diversity of the city
- enhance the congeniality and social nature of our public spaces
- encourage collaborative efforts between existing resources to creatively solve problems with vehicular/pedestrian traffic flow, seating, gathering or other infrastructure elements
- tell the story of our rich history
- provide opportunities for the strong body of artists in our region



Funding Sources for Public Art

Securing adequate funding is the cornerstone of any public art program. Aside from donations from private individuals and corporations, there are a number of approaches through which to garner financial support for art. These are:

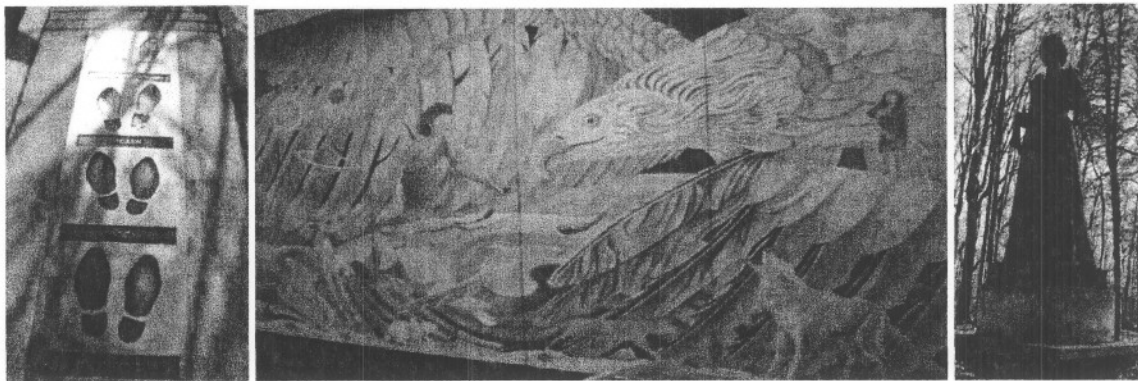
- **Public/Private Sector Collaborations.** The municipal and private partnership, Greensboro Beautiful, is a good example of a collaboration that already supports public art in Greensboro.
- **Percent- and Non-Percent-for-Art Programs**
 - A percent-for-art ordinance could mandate a percentage (usually .5 to 2) publicly funded capital improvement projects per year for public art.
 - Examples of non-percent for art programs are those which utilize funding sources such as hotel/motel taxes, general funds, lottery revenues and grants.
- **Soliciting Voluntary Participation from Developers.**
- **Alternate Funding Sources.** Examples are:
 - TIF (Tax increment financing) of vacant buildings for use by artists for housing and studios (Memphis, TN);
 - Neighborhood appeals;
 - Parking meter revenue;
 - Sales tax revenue,
 - Proceeds from the sale of city land;

How do we define Public Art?

A simple definition of public art/design is, "an artwork or element of design that is either temporarily or permanently located in a public space." Yet, the word "public" indicates community involvement, so public art/design also seeks to create and inspire relationships and communication. Perhaps public art can best be defined as "a form of collective community expression that enhances the built or natural environment."

Public art is not just one thing. Both the form and role of public art varies from community to community depending on demographics, culture, social climate, landscape, architecture and urban planning. Public art is often as much about urban design or social issues as it is about art.

"The vitality of a community is directly linked to the quality of its built and natural environments and to a positive community identity. Public art and design elements that define public space enhance the visual quality of the community by providing color and character. Imagine ordinary places and objects transformed into something extraordinary by the hand of an artist. Imagine a bench or bus stop that is unique, colorful and expressive of the neighborhood in which it is located. Imagine manhole covers, light fixtures or tree guards that are both functional yet have a character of their own. Imagine that, and you have an idea of how public art can enhance your community." – Jeffrey York, NC Arts Council

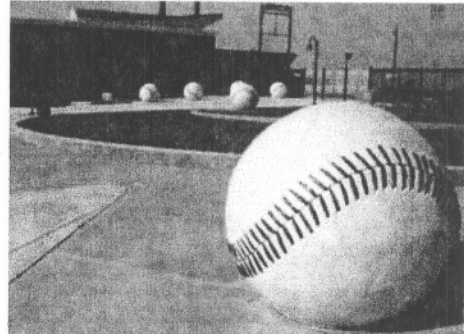
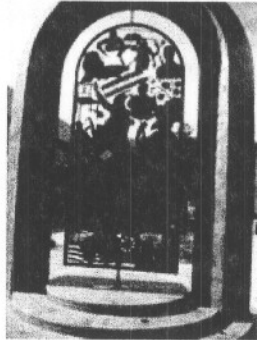
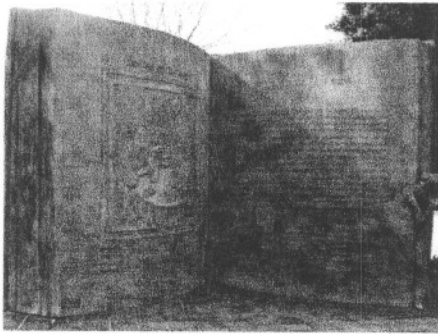


Public Art vs. Art in Public Spaces:

"It is important to distinguish between public art, which takes into account its site and other contextual issues, and art in public places. Simply placing a sculpture on a street corner is not the same as designing a sculpture specifically for that site by considering its audience, environmental conditions, the history of the site, etc. Regardless, art placed in public can still be quality art and offer the general public an art experience outside a museum or gallery setting." – Jack Becker, founder and artistic director of FORECAST Public Artworks, March 2004 *Monograph*, a publication of Americans for the Arts.

Greensboro already has examples of Public Art and opportunities for future projects including:

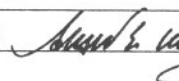
- Works for Gateway Garden through Greensboro Beautiful including sculptures and a Sculpture/Icon that is visible from I40/85.
- Wayfinding Signs created through Downtown Greensboro and the United Arts Council.
- Center City Park, First Horizon Baseball Stadium
- Davie Street Parking Garage Mural
- "Art in the Air" Billboards throughout the Triad
- Downtown Streetscape
- NC Outdoor Sculpture Exhibition
- Greensboro Public Libraries featuring wide range of types of art at various branches.
- Greensboro Parks
- Public Art Endowment
- Coffee Cup Collaborative





City of Greensboro
City Council
Agenda Item

TITLE: NCDOT Utility Agreement – B-3337

Department:	Water Resources	Current Date:	October 2, 2007
Contact 1:	Allan Williams	Public Hearing:	No
Phone:	373-2050	Advertising Date:	NA
Contact 2:	Melinda King	Advertised By:	NA
Phone:	412-6314	Authorized Signature:	
Attachments:	None		

PURPOSE:

The North Carolina Department of Transportation is replacing a bridge over North Buffalo Creek, and will need to relocate some water utility infrastructure. In order for the State to place these construction activities in their contract, they require City Council approval of a Utility Agreement.

BACKGROUND:

The North Carolina Department of Transportation plans to replace Bridge No. 527 over North Buffalo Creek on SR 1001 (Church St.) in Greensboro. Due to the widening of the road and bridge, the state will need to relocate and adjust certain municipally-owned water lines. At this time, three water meters and one fire hydrant will need to be relocated. There is some miscellaneous foundation repair that will be needed as well. These lines and associated adjustments have been included in the NCDOT construction contract, with an estimated cost to the City of Greensboro of \$9,054.00. The NCDOT has prepared a Utility Agreement to cover this work for execution by both parties.

BUDGET IMPACT:

Funds are available in the following account: 503-7017-01.6016 CBR 08074 in the amount of \$9,054.00.

RECOMMENDATION / ACTION REQUESTED:

The Water Resources Department recommends that City Council adopt a resolution authorizing the execution of the Utility Agreement between the North Carolina Department of Transportation and the City of Greensboro for the estimated cost of \$9,054.00.

Item Number 21



City of Greensboro
City Council
Agenda Item

TITLE: Resolution calling public hearing for 11/5/07 on annexing territory to the corporate limits – 43.77-acre satellite annexation at 3410-3432 McConnell Road

Department:	Planning	Current Date:	10/11/07
Contact 1:	Steve Galanti	Public Hearing:	No
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Rew Hails</i>
Attachments:	Attachment A: "PL(P)07-31" map		

PURPOSE:

Oscar B. Teague, III, Etal. and John and Kristen Lowe have petitioned the City for annexation of their property located at 3410-3432 McConnell Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

This property abuts the city limits of a previous satellite annexation along a portion of its western side. The property covered by this petition is within the Tier 1 Growth Area (2007-2013) on the Growth Strategy Map in the Comprehensive Plan. Water service is available in McConnell Road where there is a 16-inch line. There is a 66-inch sanitary sewer outfall located to the west of this site, parallel to Buffalo Creek, to provide sewer service to this site. The Police Department requests caution in annexing this site due to extended response times in this area. City Fire Station #56 on Franklin Boulevard currently provides service to this site and will continue to provide service to this site. The City can provide solid waste service to this site with little difficulty. Provision of other City services will involve a travel distance equal to that necessary to provide service to the previously-annexed property to the west.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

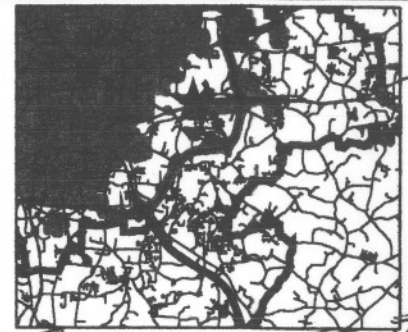
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its September meeting on a vote of 7-0.

Accordingly, it is recommended that on October 16, 2007, the City Council adopt a resolution calling a public hearing for November 5, 2007, on the annexation of the above-mentioned property into the City of Greensboro.

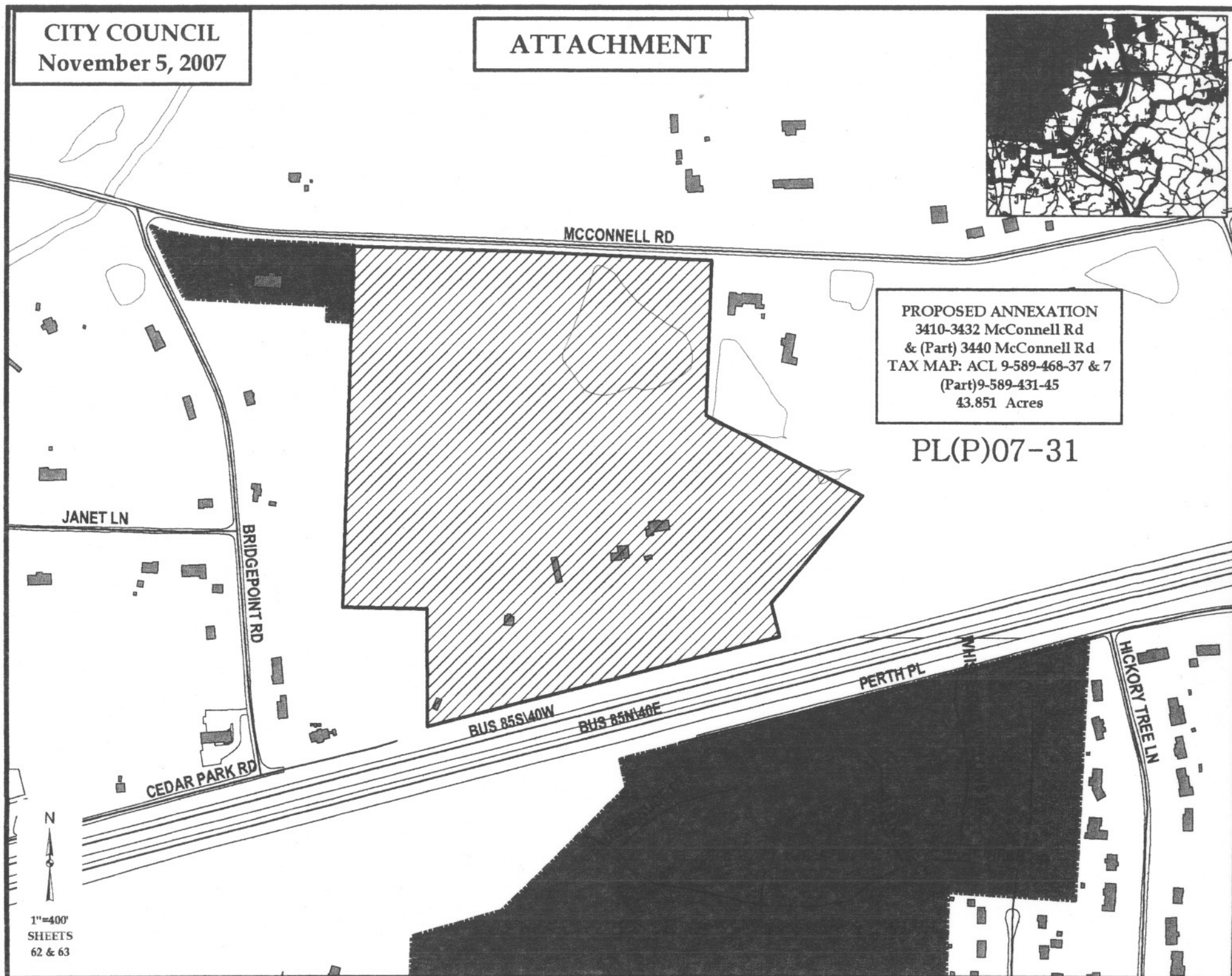
CITY COUNCIL
November 5, 2007

ATTACHMENT



PROPOSED ANNEXATION
3410-3432 McConnell Rd
& (Part) 3440 McConnell Rd
TAX MAP: ACL 9-589-468-37 & 7
(Part) 9-589-431-45
43.851 Acres

PL(P)07-31





City of Greensboro
City Council
Agenda Item

TITLE: Wendover Avenue West – Triad Wenstar Realty - 4404 Wendover Avenue

Department: Engineering & Inspections Current Date: 9/27/07

Contact 1: Bobby Price Public Hearing: N/A

Phone: 373-4654 Advertising Date: N/A

Contact 2: Tony Cox Advertised By: N/A

Phone: 373-2670 Authorized Signature: 

Attachments: Vicinity Map and Engineering Records Map 661

PURPOSE:

The Property Management Section is in the process of acquiring easements for the Wendover Avenue West Sidewalk Project. City Council approval is required to proceed with the acquisition of the right-of-way and easements

BACKGROUND:

An independent appraiser was hired to evaluate the value of the easements being purchased from Triad Wenstar Realty, identified as follows: tax map 1-28-892-16, 4404 Wendover Avenue. The appraised amount was \$59,000.00. The owner's has agreed to sell for the value given in the appraisal.

BUDGET IMPACT:

Funding is available in Account # 441-6003-19.6012 activity # 01084

RECOMMENDATION / ACTION REQUESTED:

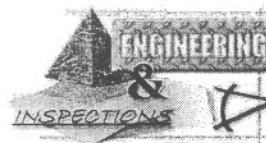
Property Management recommends that City Council approve the appraised amount of \$59,000.00 for the purchase of the needed right-of-way and easements for the Wendover Avenue West Sidewalk Project.

Agenda Item: 23



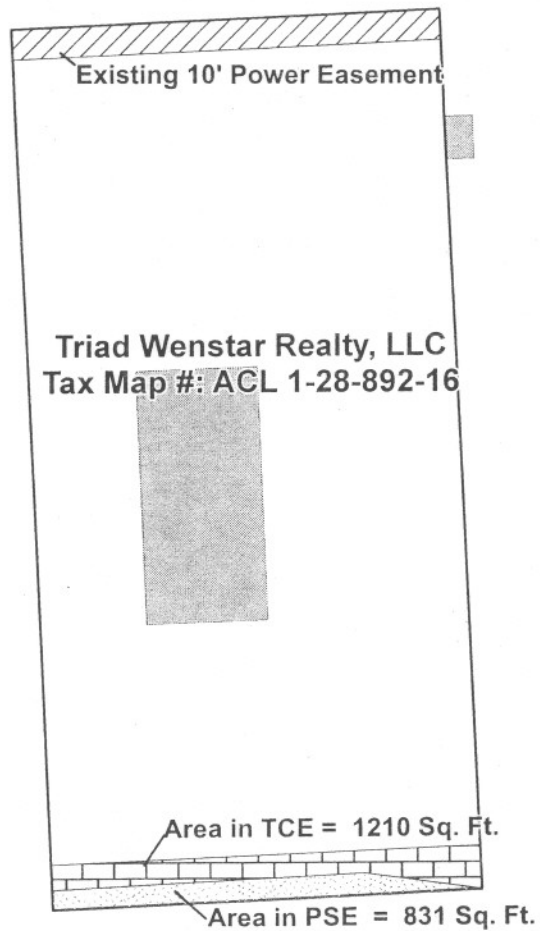
Vicinity Map for

Project: Wendover Ave West P03928
Owner: Triad Wenstar Realty, LLC (Wendy's)
Address: 4404 W. Wendover Ave
Tax Map #: ACL 1-28-892-16



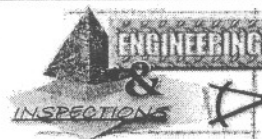
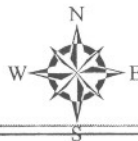
Engineering Records Map 661

Compiled By: M. Milton
09-26-07



Engineering Records Map 661

Project: Wendover Ave West P03928
Owner: Triad Wenstar Realty, LLC (Wendy's)
Address: 4404 W. Wendover Ave
Tax Map #: ACL 1-28-892-16



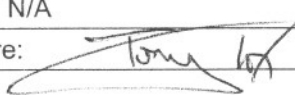
Engineering Records Map 661

Compiled By: M. Milton
09-26-07



City of Greensboro
City Council
Agenda Item

TITLE: Wendover Avenue West – R & M Properties 4406 Wendover Avenue

Department:	Engineering & Inspections	Current Date:	9/27/07
Contact 1:	Bobby Price	Public Hearing:	N/A
Phone:	373-4654	Advertising Date:	N/A
Contact 2:	Tony Cox	Advertised By:	N/A
Phone:	373-2670	Authorized Signature:	
Attachments:	Vicinity Map and Engineering Records Map 660		

PURPOSE:

The Property Management Section is in the process of acquiring easements for the Wendover Avenue West Sidewalk Project. City Council approval is required to proceed with the acquisition of the right-of-way and easements

BACKGROUND:

An independent appraiser was hired to evaluate the value of the easements being purchased from R & M Properties, identified as follows: tax map 1-28-892-22, 4406 Wendover Avenue. The appraised amount was \$146,000.00. The owner's has agreed to sell for the value given in the appraisal.

BUDGET IMPACT:

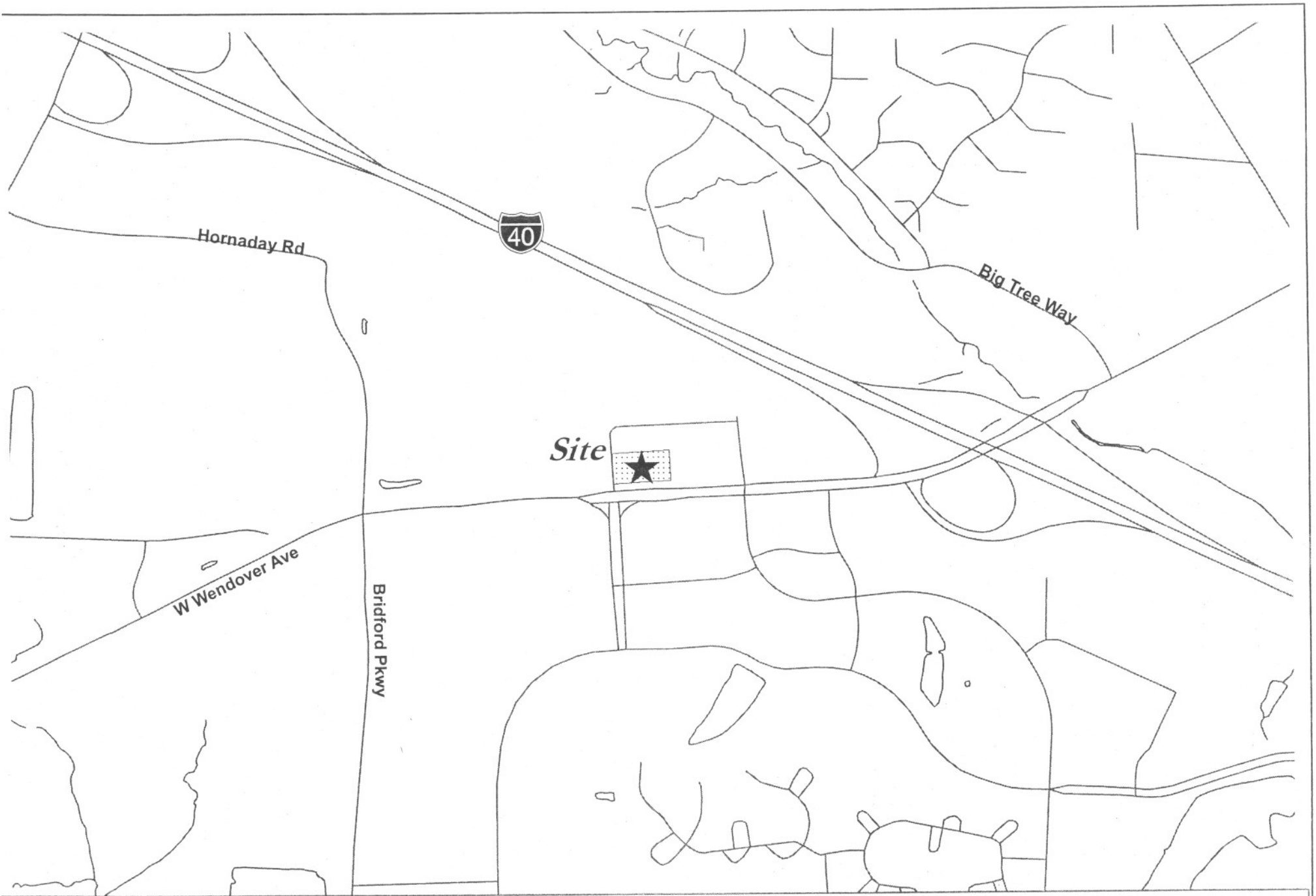
Funding is available in Account # 441-6003-19.6012 activity # 01084

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$146,000.00 for the purchase of the needed right-of-way and easements for the Wendover Avenue West Sidewalk Project.

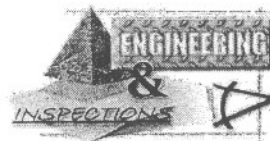
Agenda Item: 24

UCM



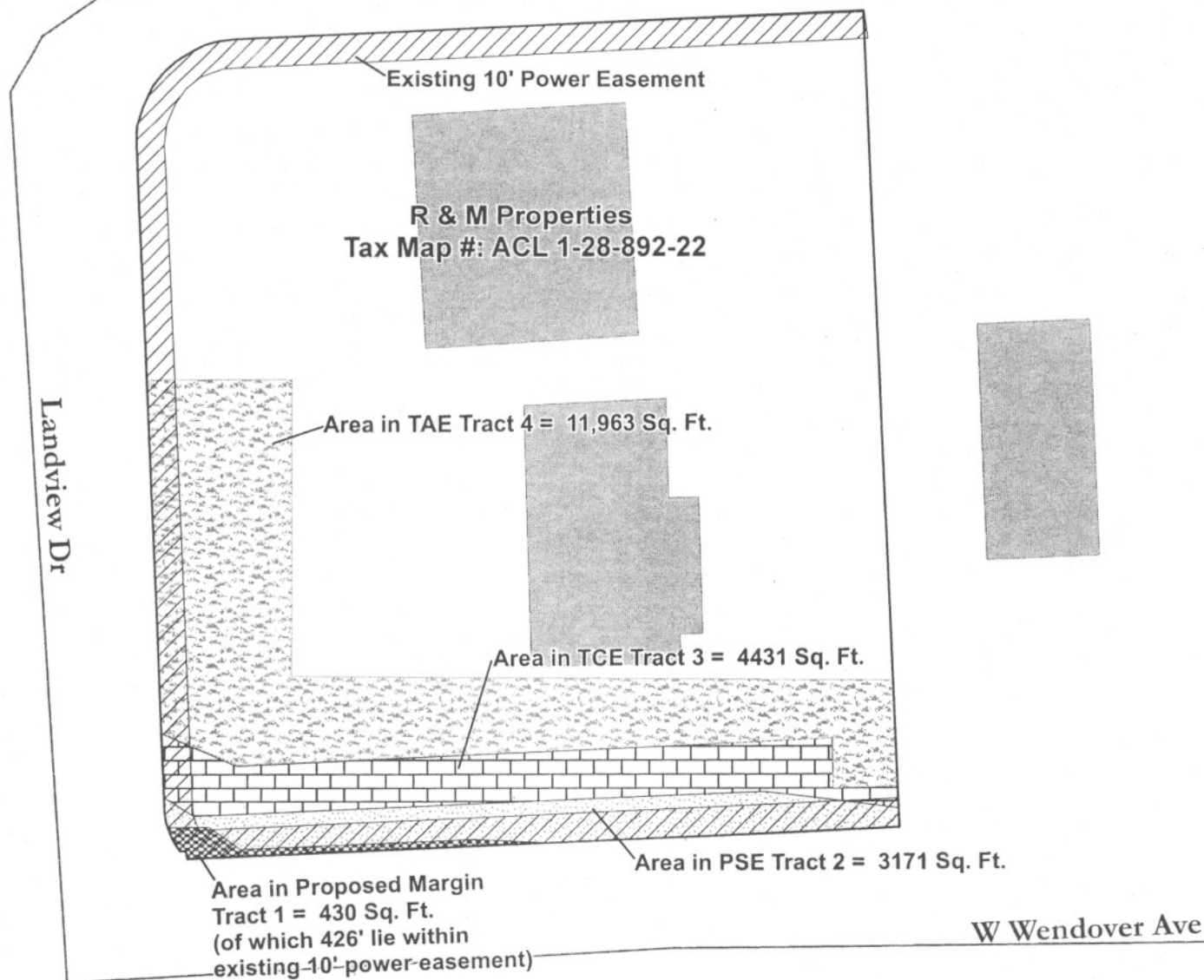
Vicinity Map for

Project: Wendover Ave West P03928
Owner: R & M Properties (Applebee's)
Address: 4406 W. Wendover Ave
Tax Map #: ACL 1-28-892-22



Engineering Records Map 660

Compiled By: M. Milton
09-25-07



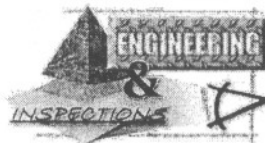
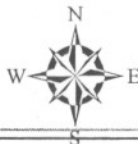
Engineering Records Map 660

Project: Wendover Ave West P03928

Owner: R & M Properties (Applebee's)

Address: 4406 W. Wendover Ave

Tax Map #: ACL 1-28-892-22




Engineering Records Map 660

Compiled By: M. Milton
09-25-07



City of Greensboro
City Council
Agenda Item

TITLE: GOVERNOR'S HIGHWAY SAFETY PROGRAM COORDINATOR'S GRANT

Department: Police	Current Date: 9/21/07
Contact 1: K. M. Moore	Public Hearing: No
Phone: 373-2352	Advertising Date: NA
Contact 2: C. Cherry	Advertised By: NA
Phone: 412-5753	Authorized Signature: 
Attachments: Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the Appropriation of State Governor's Highway Safety Funds for serving as the Regional IV Coordinator	

PURPOSE

To provide equipment and training funds for the Greensboro Police Department to serve as the Region IV Coordinator for the Governor's Highway Safety Grant for fiscal year 2007-08. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

In 2004, the Greensboro Police Department received a grant sponsored by the Governor's Highway Safety Program. Since the receipt of this grant, Greensboro has been appointed to serve as the regional coordinator. This grant is for the 2007-08 fiscal year and this is the fourth year of appointment. This appointment comes with a \$10,000 grant to cover the expense associated with coordination. These funds do not require any local match.

BUDGET IMPACT

This grant will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$10,000 in State Governor's Highway Safety Funds for equipment and training.

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF GOVERNOR'S HIGHWAY SAFETY GRANT COORDINATOR FUNDS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3537-01.5235	Small Tools & Equip	\$5,400
220-3537-01.5520	Seminars/Training	<u>\$4,600</u>
TOTAL:		\$10,000

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3537-01.7110	State Grant	<u>\$10,000</u>
TOTAL:		\$10,000

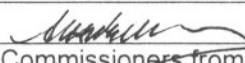
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Water and Sewer Extension to 5603 Hilltop Road

Department:	Water Resources	Current Date:	September 21, 2007
Contact 1:	Allan Williams	Public Hearing:	N/A
Phone:	373-2050	Advertising Date:	N/A
Contact 2:	Shane Messer	Advertised By:	N/A
Phone:	574-3550	Authorized Signature:	
Attachments:	Attachment A: Items to be considered letter for Guilford County Commissioners from Betty Garrett Community & Economic Development Guilford County. Attachment B: Vicinity Map		

PURPOSE: The proposed water main extension will provide water service and fire protection across the property's frontage per City of Greensboro Water Resources standards. The proposed sewer main extension will allow the property to receive gravity sewer service from the City of Greensboro, eliminating the need for a private sewer system. Council approval is required for these types of extensions outside of City Limits.

BACKGROUND: The water and sewer mains proposed are to serve 5603 Hilltop Road. These extensions have been reviewed and approved by the Water Resources Department. There should be no undesirable effect on the existing infrastructure as a result of this extension. A Vicinity map is attached.

These water and sewer extensions are being considered under the new City-County Water and Sewer Agreement. It is outside of the city limits, but inside of the service area so it is allowed by the agreement.

On August 23, 2007, the Guilford County Board of Commissioners adopted a resolution authorizing the approval for the extension of approximately 1,253' of 8" sewer main and approximately 1,253' of 12" water main these are to be extended by the private owner.

BUDGET IMPACT: There will be no impact on the City's budget. The County has agreed to participate for oversizing the water main from a 6" diameter to an 12" diameter in an amount not to exceed \$34,583.00 from the Water and Sewer Trust Fund. The remainder will be funded by the owner.

RECOMMENDATION / ACTION REQUESTED: It is requested that the City Council authorize the installation of the 8" sewer and 12" water mains in accordance with the City-County Water and Sewer Agreement.



GUILFORD COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Shane Messer
Greensboro Water Resources

FROM: Beth Anne Aheron *Baa*
Community Services

DATE: September 6, 2007

SUBJECT: Water and/or Sewer Projects

At the August 23, 2007 Commissioners' meeting, the Commissioners approved the following water and sewer project:

5603 Hilltop Road Property – Water and sewer extension to serve the First National Bank & Trust Company, located along Hilltop Road under the County's "Private Extension" Program.

The owners are being advised of the Commissioners' approval and that this approval is contingent upon City Council approval.

Please advise when City Council approves this project.

Thank you.

Attachment



GUILFORD COUNTY BOARD OF COMMISSIONERS

Agenda Item #: **I.B.(5)**MEETING DATE: August 23, 2007Consent Agenda ☒ Regular Agenda ☐

ITEM TO BE CONSIDERED

SUBJECT:

Greensboro's Water and Sewer System: Water and sewer extension to serve property along Hilltop Road in Friendship Township identified by Tax map ACL No. 94-7035-C-933-99 to be developed by First National Bank & Trust Company under the County's "Private Extension" program with County participation in an amount, not to exceed \$34,582.80.

Furnish and install a 12-inch water main and a 8-inch sewer main along Hilltop Road to be designed and constructed to Greensboro specifications and approved by Greensboro Water Resources.

1,253 LF of 12-inch (\$71/ft)	\$88,963.00	
15% Contingency	13,344.45	
		\$102,307.45

1,253 LF of 8-inch (\$47/ft)	\$58,891.00	
15% Contingency	16,391.25	
		\$67,724.65

County's share for oversizing	\$34,582.80
-------------------------------	-------------

Revenues to Guilford County from Developer (5.44 acres = \$1,324.00) have been deposited in the Greensboro Water and Sewer Trust Fund.

REQUESTED ACTION FOR AGENDA:

1. Board approval for First National Bank & Trust Company to contract for the engineering design and construction of a water and sewer main along Hilltop Road to and including the full frontage of its property, identified as ACL No. 94-7035-C-933-99, with County participation for oversizing not to exceed \$34,582.80. Design and construction to be per Greensboro specifications and as approved by Greensboro Water Resources.

2. Appropriate \$34,582.80 from Greensboro Water and Sewer Trust into Greensboro Private Extension 822300-53670.

Note: Approval by the Board of Commissioners is contingent upon Greensboro City Council Approval

FUNDING FROM GREENSBORO WATER AND SEWER TRUST FUND.

Betty G. Garrett

7/30/07

Planning Development

Cont. List

Name of Person Submitting Item

Date

Department

REVIEW PROCESS

	YES	NO	Attach -ment
BUDGET DIRECTOR	X	<input type="checkbox"/>	<input type="checkbox"/>
(Budget Amendment Necessary)	X	<input type="checkbox"/>	<input type="checkbox"/>
FINANCE DIRECTOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTY ATTORNEY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTY MANAGER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COUNTY ATTORNEY COMMENTS

BUDGET ACTION REQUIRED

BUDGET AMENDMENT REQUIRED:

Water and Sewer Trust Fund:

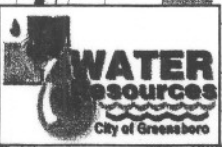
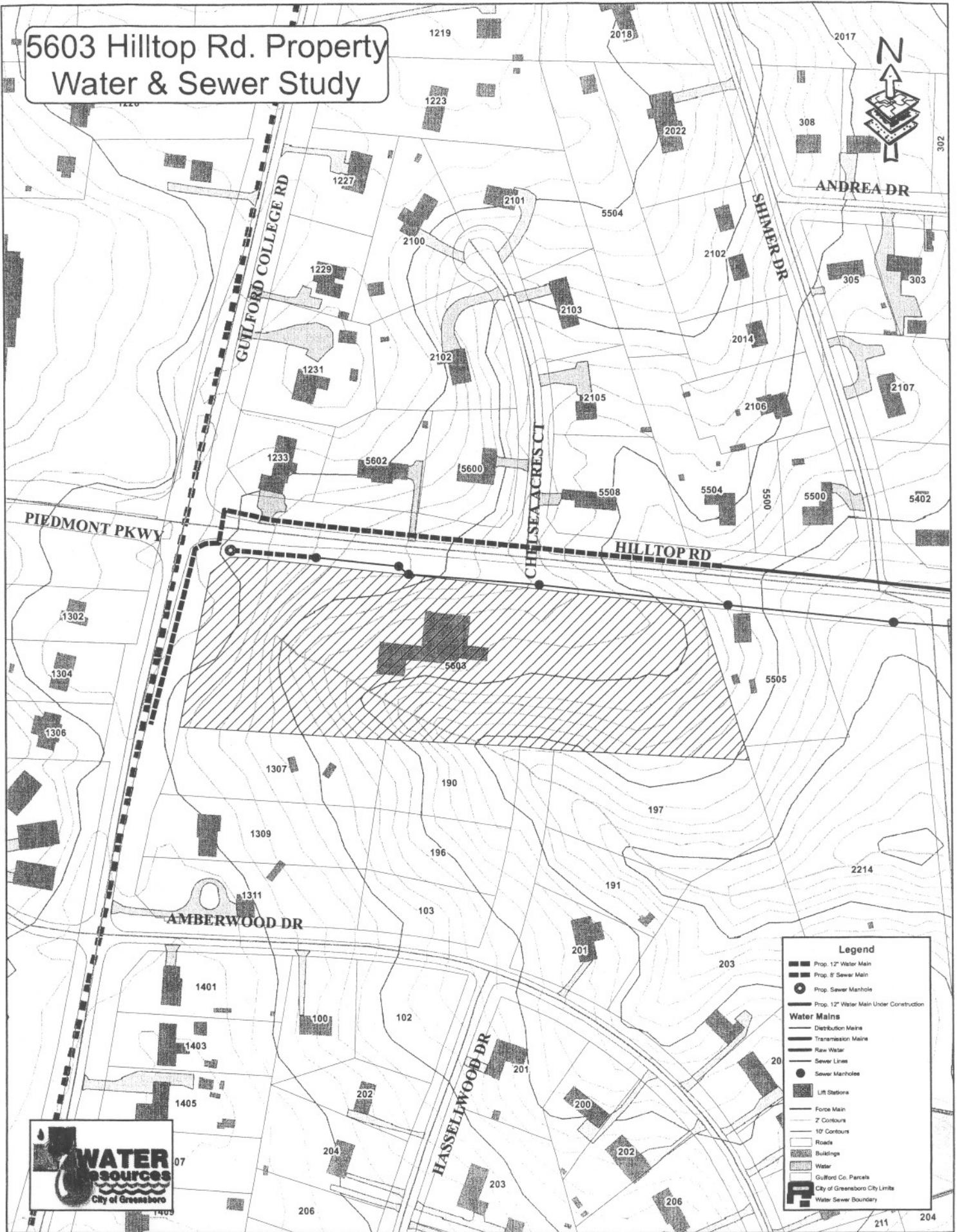
Greensboro Water and Sewer:

Increase appropriations \$ 34,583

Increase appropriated fund balance \$ 34,583

APPROVED BY
BOARD OF COUNTY COMMISSIONERS
OF GUILFORD COUNTY
ON 8-23-07
BY Crystal Mauer
DEPUTY CLERK TO BOARD

5603 Hilltop Rd. Property Water & Sewer Study





City of Greensboro
City Council
Agenda Item

TITLE: Resolution authorizing City Attorney to institute proceedings to condemn portion of the property of Gary W. McKeel in connection with the Alamance Road Phase I, Water Main Project

Department:	Legal	Current Date:	October 1, 2007
Contact 1:	Becky Jo Peterson-Buie	Public Hearing:	NA
Phone:	373-2320	Advertising Date:	NA
Contact 2:	Linda Miles	Advertised By:	NA
Phone:	373-2320	Authorized Signature:	<i>Jo Peterson-Buie</i>
Attachments:	Map		

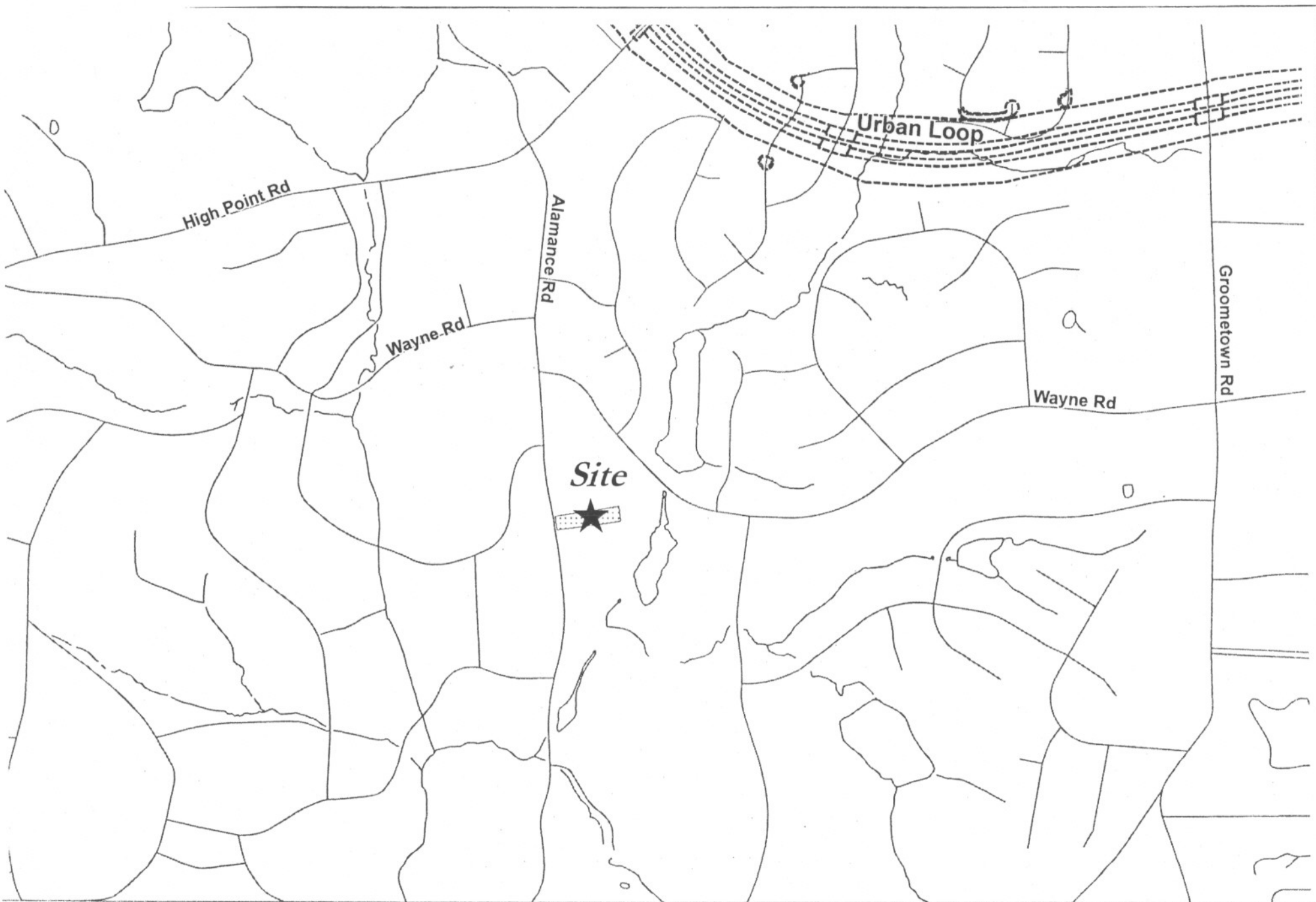
PURPOSE: Gary W. McKeel is the owner of certain property located in Morehead Township and designated as Tax Map 3-183-W-822-E-10 part of which is required by the City in connection with the Alamance Road Phase I Water Main Project. Unable to negotiate a purchase price, Property Management is asking Council for authorization to initiate condemnation proceedings.

BACKGROUND: Property Management Department personnel have been unable to negotiate a purchase within the appraised value of \$589.00. Consequently, it is recommended that the City Council adopt a resolution authorizing the City Attorney to institute proceedings to condemn said property.

In addition, in order that the City may take possession, it is recommended that the City Council authorize payment of the appraised amount to the Clerk of Superior Court for disbursement to the owner.

BUDGET IMPACT: Funding is available in Account Number 504-7039-01.6016 Activity # 04139.

RECOMMENDATION/ACTION REQUESTED: City Council to approve resolution authorizing the City Attorney to institute proceedings to condemn portion of the property of Gary W. McKeel in connection with the Alamance Road Phase I Water Main Project



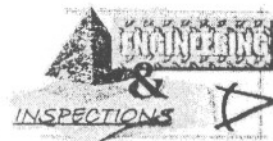
Vicinity Map for

Project: Alamance Road (Phase I) P04233

Owner: Gary W. McKeel

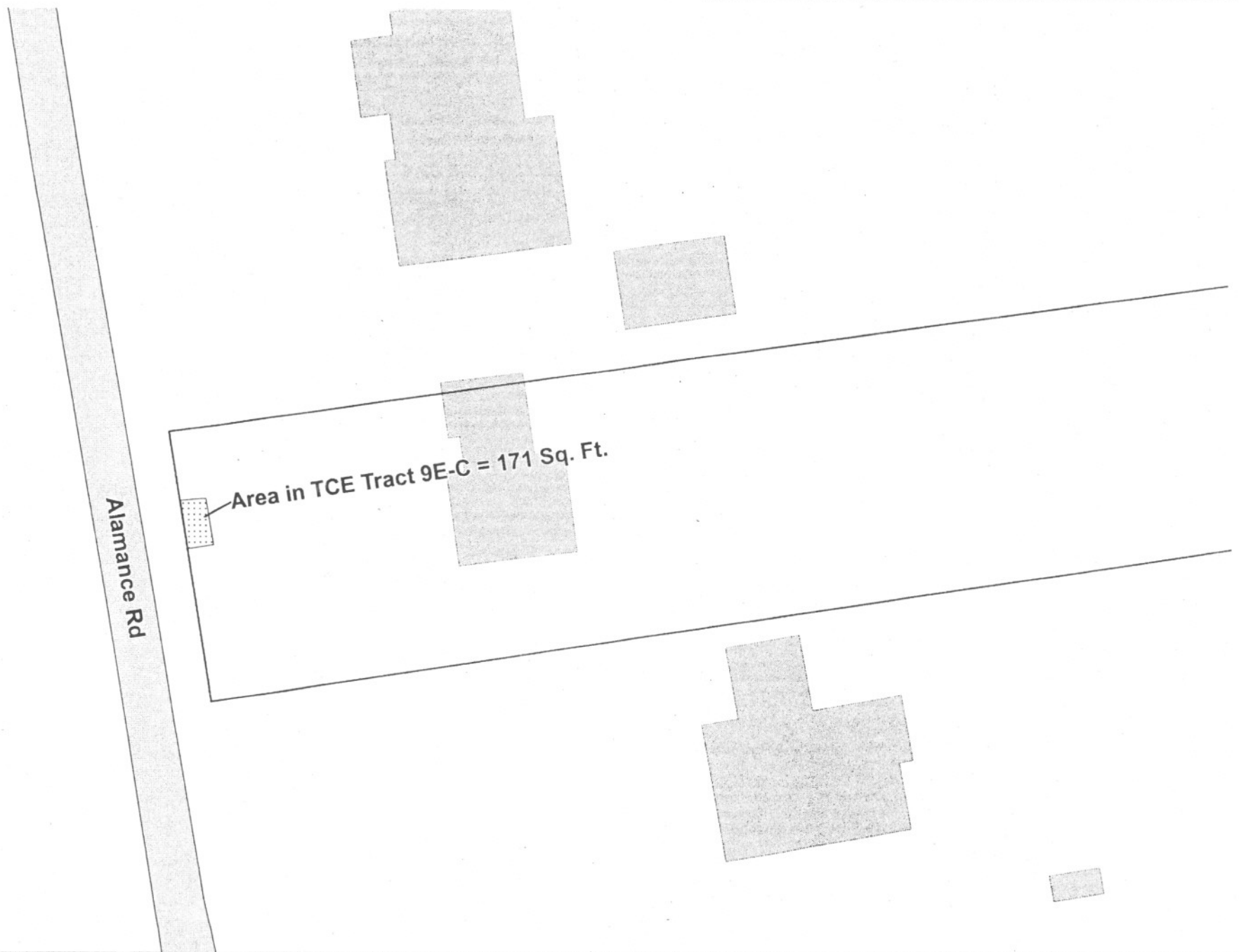
Address: 3205 Alamance Rd

Tax Map #: 3-183-W-822-E-10



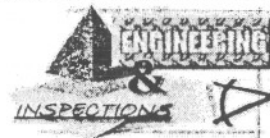
Engineering Records Map 662

Compiled By: M. Milton
09-27-07



Engineering Records Map 662

Project: Alamance Road (Phase I) P04233
Owner: Gary W. McKeel
Address: 3205 Alamance Rd
Tax Map #: 3-183-W-822-E-10



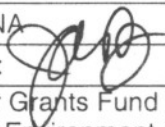
Engineering Records Map 662

Compiled By: M. Milton
09-27-07



City of Greensboro
City Council
Agenda Item

TITLE: AMENDMENT TO GUILFORD COUNTY TREE CANOPY SURVEY BY DRAINAGE BASIN

Department:	Planning	Current Date:	10/3/2007
Contact 1:	Mike Cusimano	Public Hearing:	No
Phone:	373-2150	Advertising Date:	NA
Contact 2:	Dick Hails	Advertised By:	NA
Phone:	373-2922	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the appropriation of additional resources for the NC Department of Environment and Natural Resources Grant for the Guilford County Tree Canopy Survey by Drainage Basin.		

PURPOSE:

A grant from the U. S. Department Agriculture, through the NC Department of Environment and Natural Resources in the amount of \$18,000 has been awarded to the City of Greensboro and Guilford County to provide, in part, funding for the Guilford County Tree Canopy Survey by Drainage Basin. City Council approved an ordinance on 9/18/2007 appropriating those grant funds. However, the In-Kind services that will be dedicated to this project were not included in the original ordinance. A budget amendment in the amount of \$17,000 needs to be approved by the City Council to account for these additional resources.

BACKGROUND:

This project is a joint effort between Guilford County and the City of Greensboro in conjunction with research work being conducted by North Carolina State University, Department of Natural Resources. The purpose of the project is to create a tree canopy database within the current GIS system. This data would be used to assist in formulating immediate and long range planning objectives regarding the effectiveness of policies pertaining to; tree preservation, open space and greenways, water and air quality, and the expansion of the City/County Parks.

Council has approved an ordinance in the amount of \$28,000. This includes \$18,000 in grant funds, \$5,000 from Guilford County, and \$5,000 from the City. The original ordinance did not account for the additional in-kind services that will be provided by both the City and the County. This ordinance in the amount of \$17,000 will account for those in-kind services.

BUDGET IMPACT:

No additional funds will be needed as these services have been budgeted for previously.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$17,000 to be provided through in-kind services for the purpose of conducting the Guilford County Tree Canopy Survey by Drainage Basin.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF ADDITIONAL RESOURCES FOR THE NC DEPARTMENT OF
ENVIRONMENT AND NATURAL RESOURCES GRANT FOR THE GUILFORD COUNTY TREE
CANOPY SURVEY BY DRAINAGE BASIN

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-2057-01.5928	In-Kind Services	<u>\$17,000</u>
TOTAL:		\$17,000

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-2057-01.8695	Local In-Kind Services	<u>\$17,000</u>
TOTAL:		\$17,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

Department:	Housing and Community Development	Current Date:	October 4, 2007
Contact 1:	Andy Scott	Public Hearing:	
Phone:	373-2028	Advertising Date:	
Contact 2:	Dan Curry	Advertised By:	
Phone:	373-2751	Authorized Signature:	<i>Dan Curry</i>
Attachments:	Attachment 1: Housing Repair Grants for Purchasers of Project Homestead Homes		

PURPOSE: On March 1, 2005, the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION/ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Attachment 1

Affordable Home Loan Program

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Catina Harrison– owner
Location:	811 Beaumont Avenue – Stonegate Subdivision
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinances amending Chapter 16 of the Greensboro Code of Ordinances with respect to Vehicle impoundment, redemption, etc

Department:	Budget and Evaluation	Current Date:	10-4-07
Contact 1:	Stephen Carter	Public Hearing:	n/a
Phone:	6879	Advertising Date:	n/a
Contact 2:	Ben Brown	Advertised By:	n/a
Phone:	2002	Authorized Signature:	
Attachments:	Ordinance		

PURPOSE To clarify and modify Chapter 16-39(d) and (h) so as to require that adjustments in wrecker fees be made on the basis of the percentage change in the annual average in the CPI for the two year preceding the adjustment.

BACKGROUND As presently written, Chapter 16-39(d) of the Greensboro Code of Ordinances provides for adjustment of wrecker fees using the annual percentage change in the Consumer Price Index as measured from December to December. Representatives from the Wrecker Service Providers met with staff and it was agreed that a better method would be to base the adjustment on the change in the annual average from the previous calendar year and the prior year rather than measuring the change from December to December.

BUDGET IMPACT None

RECOMMENDATION/ACTION REQUESTED It is recommended that the City Council adopt the attached Ordinances amending Chapter 16 of the Greensboro Code of Ordinances with respect to Vehicle impoundment, redemption, etc.

CHAPTER 16

AN ORDINANCE AMENDING CHAPTER 16 OF THE GREENSBORO CODE OR ORDINANCES WITH RESPECT TO MOTOR VEHICLES AND TRAFFIC

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. That Sec. 16-39 (d) of the Greensboro Code of Ordinances is hereby amended to read as follows:

(d) An administrative fee incurred by the city to be determined by the city manager or his designee incident to towing an impounded vehicle shall be paid by the owner or person in charge of the impounded vehicle to the city. Upon receipt of said administrative costs, the Greensboro Police Records Division shall issue the person a receipt and a claim check authorizing the release of the impounded vehicle upon payment of appropriate towing and storage fees to the wrecker service company. The impounding fees shall be maintained in "Appendix A" of the "Standards for Wrecker Service" for the City of Greensboro.

"Appendix A" of the "Standards for Wrecker Service" for the City of Greensboro shall be reevaluated and adjusted annually with changes to be effective on July 1 each year. ~~Any change in fees will be based upon the fee schedule in effect prior to July 1, increased or decreased by the annual percentage change (rounded to the nearest whole dollar) in the~~ Changes will be based on the Consumer's Price Index (CPI) for Urban Wage Earners and Clerical Workers for Transportation, using the index published for the previous calendar year by the Bureau of Labor Statistics, United States Department of Labor. The fee will be increased or decreased (rounded to the nearest whole dollar) based on the percentage change in the annual (calendar year) averages as published in the aforementioned CPI for the previous two calendar years.

Section 2. That Section 16-39(h) of the Greensboro Code of Ordinances is hereby amended to read as follows:

(h) "Appendix B" of the "Standards for Wrecker Service" for the City of Greensboro shall be reevaluated and adjusted annually with changes to be effective on July 1st each year. Changes will be based on ~~An increase in fees will be based upon the current year's fee schedule plus any percentage by which~~ the Consumer's Price Index (CPI) for Urban Wage Earners and Clerical Workers for Transportation published by the Bureau of Labor Statistics, United States Department of Labor. The fee will be increased or decreased (rounded to the nearest whole dollar) based on the percentage change in the annual (calendar year) averages as published in the aforementioned CPI for the previous two calendar years. (1967=100) published by the Bureau of Labor Statistics, United States Department of Labor, to the nearest whole dollar.


Section 3. That all laws and clauses of laws in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflicts.

Section 4. That this ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution Authorizing Municipal Agreement with NCDOT for Bridge Replacement on Mackay Road (SR 1549)

Department: Engineering & Inspections	Current Date: October 10, 2007
Contact 1: Donald Arant	Public Hearing: n/a
Phone: 2308	Advertising Date: n/a
Contact 2: Butch Simmons	Advertised By: n/a
Phone: 2329	Authorized Signature: 

Attachments:
Proposed Municipal Agreement

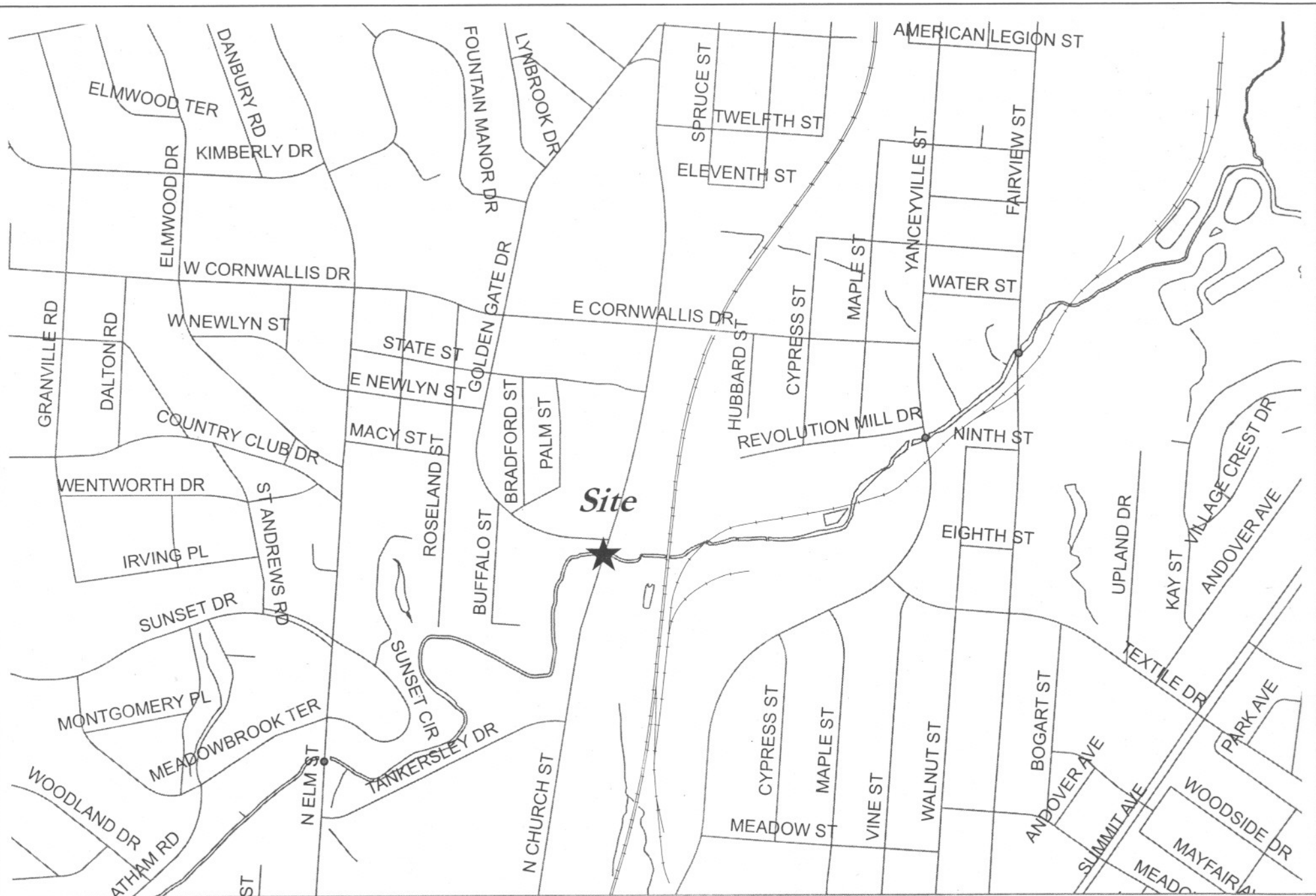
PURPOSE To allow the City to enter into agreement with the North Carolina Department of Transportation (NCDOT) in order for NCDOT to construct a replacement structure for Bridge No. 73 over Bull Run Creek on SR 1549 (Mackay Road) within the City's right of way.

BACKGROUND The North Carolina Department of Transportation has prepared and adopted plans to provide a replacement structure located along Mackay Road (State Road 1549) over Bull Run Creek. With the location of this project lying within the City Limits of Greensboro, NCDOT has agreed to provide the replacement structure if the municipality will provide utility relocation as per existing utility agreements within the municipal right of way. All work will be done at no cost to the municipality. The City is to provide coordination services for the relocation of any existing utilities within the project limits by means of utilizing existing staff already designated to provide these services on similar projects.

This municipal agreement would permit NCDOT to design and construct the replacement structure at no cost to the City while the City provides utility coordination services at no cost to NCDOT. All utility relocation work would be done under all current franchise agreements.

BUDGET IMPACT None

RECOMMENDATION/ACTION REQUESTED It is recommended that the City Council adopt a resolution allowing the City to enter into this municipal agreement with NCDOT thus allowing the replacement of this structure along Mackay Road (SR 1549) at Bull Run Creek.



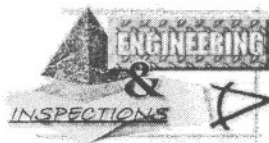
Vicinity Map for

Project: Municipal Agreement for Bridge Replacement

Project: B-3337

WBS: 33000.3.1

Guilford County



Engineering Records Map 663

Compiled By: M. Milton

10-10-07



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

DIVISION OF HIGHWAYS

LYNDO TIPPETT
SECRETARY

September 12, 2007

Mr. Jim Westmoreland
Director of Transportation
City of Greensboro
P.O. Box 3136
Greensboro, NC 27402-3136

Subject: **Municipal Agreement**
Project: B-4128
WBS: 33481.3.1
Guilford County

Dear Mr. Westmoreland:

Enclosed are three (3) duplicate originals of a Municipal Agreement for the replacement of Bridge No. 73 over Bull Run Creek on SR 1549 (Mackay Road) in Greensboro.

Please review the agreements and, if satisfactory, have the copies executed by the City of Greensboro and return to me for execution by the Department of Transportation.

If you have any questions, please advise.

Sincerely,

A handwritten signature in cursive script that reads "J. M. Mills".

J. M. Mills, P.E.
DIVISION ENGINEER

JMM/jbh
Enclosures



WHEREAS, the City Council of the Municipality has approved the construction of said project in accordance with the plans and specifications on file with the Department and has agreed to participate in certain costs thereof in the manner and to the extent as hereinafter set out and has further agreed to the establishment and maintenance of certain traffic operating controls as hereinafter set out.

NOW, THEREFORE, in consideration of the premises and the benefits accruing to the Department and the Municipality as the result of the construction of Project B-4128, Guilford County, it is agreed as follows:

1. The Department shall be responsible for the preparation of the environmental and/or planning document, including any environmental permits, needed to construct the project. All work shall be done in accordance with Departmental procedures and guidelines.
2. The Department shall be responsible for the design of the project plans and specifications for the project. All work shall be done in accordance with Departmental standards and specifications.
3. The Municipality, except as set out in Paragraph 4 hereinbelow, shall perform, or cause to be performed, the work hereinafter set out when the same shall become necessary by reason of the construction or relocation of streets or sidewalks, or by reason of the widening or improvement thereof; said work to be performed, or provision made therefor, in a manner satisfactory to the Department prior to beginning construction of the project herein referred to:
 - (A) The Municipality, without expense to the Department, shall exercise any rights which it may have under any franchise to effect all necessary changes, adjustments, and relocations of telephone, telegraph, and electric power lines; underground

cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.

(B) The Municipality, without cost or obligation to the Department, except as set out in Paragraph 5 hereinbelow, shall lay, change, relay, repair, and otherwise adjust any municipally-owned electric, water, sewer, and gas lines, and any other pipelines or conduits; and shall make all necessary adjustments to house or lot connections or services lying within the right of way or construction limits, whichever is greater, of the project, whether said connections or services are owned by the Municipality or by others. The Municipality shall make every effort to promptly relocate said municipally-owned utilities and to make all necessary adjustments to said house or lot connections or services in order that the Department will not be delayed in the construction of the project.

4. The Department, where necessitated by construction, will make vertical adjustments of two (2) feet or less to the existing manholes, meter boxes, and valve boxes at no expense to the Municipality.

5. The Department will reimburse the Municipality in accordance with the Municipally-Owned Utility Policy of the Department contained in the official minutes of the November 14, 1986, meeting of the Board of Transportation, which policy is incorporated herein by reference.

6. The Department shall acquire the right of way necessary to provide a right of way of the width and of the length as called for in the plans and specifications of the project on file with the Department, such right of way to be provided by the Department without any cost whatsoever to the Municipality.

7. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share

of funds allocated to said Municipality by North Carolina General Statute, Section 136-41.1, until such time as the Department has received payment in full.

8. It is further agreed that, upon completion of the project, the Department shall establish, maintain and enforce traffic operating controls on Project B-4128 in accordance with the project plans, the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the Policy on Street and Driveway Access to North Carolina Highways dated January 9, 1987, or subsequent revision thereof, and all Departmental criteria.

9. Subject to successful completion of the planning document and all required environmental work, the Department will construct the project in accordance with the plans and specifications adopted therefor or as altered or amended by the Department. The Department shall have the right to abandon the project at any time before the Municipality has been called upon to perform any part of its agreement.

IT IS UNDERSTOOD AND AGREED that the approval of the project by the Department is subject to the conditions of this Agreement and that no expenditure of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given, as evidenced by the attached certified copy of Resolution, Ordinance or Charter Provision, as the case may be.

L.S.
ATTEST

BY: _____

TITLE: _____

MUNICIPAL SEAL

CITY OF GREENSBORO

BY: _____

TITLE: _____

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Municipal Finance Officer

Federal Tax Identification Number

City of Greensboro

Remittance Address:
City of Greensboro

DEPARTMENT OF TRANSPORTATION

BY: _____
STATE HIGHWAY ADMINISTRATOR

DATE: _____

APPROVED AS TO EXECUTION:

BY: _____
ASSISTANT ATTORNEY GENERAL

APPROVAL SHEET

Recommended by: _____
Director of Engineering & Inspections

Date: _____

This instrument has been pre-audited in the manner required by the Local Government and Fiscal Control Act.

Approved: _____
Deputy Finance Director

Date: _____

Approved as to Form and Legality: _____
Deputy City Attorney

Date: _____

Approval Granted: _____
Assistant City Manager

Date: _____

Attest: _____
City Clerk

Date: _____

SUBCHAPTER D. PROCUREMENT AND PROPERTY MANAGEMENT

ARTICLE 1. CONTRACTING, PURCHASING AND PROPERTY MANAGEMENT PROCEDURE

Sec. 4.111. Contract procedures.

All contracts, except as otherwise provided for in this charter, shall be authorized and approved by the council and reduced to writing in order to be binding upon the city. All contracts and all ordinances or resolutions authorizing the same shall be drawn by the city attorney or shall be approved by him before authorization by the council. A contract for the purchase of apparatus, supplies, materials or equipment or a contract for the performance of services may be approved, awarded and executed by the city manager on behalf of the city provided that the city council shall have approved a sufficient appropriation in the annual budget for the current fiscal year. A contract for construction or demolition may be approved, awarded and executed by the city manager on behalf of the city when the amount of such contract does not exceed three hundred thousand dollars (\$300,000.00); provided that the city council shall have approved a sufficient appropriation in the annual budget for the current fiscal year for the general purposes specified under the contract. Before any such contract is awarded, the city manager shall comply with all other requirements set forth in G.S. 143-129, and G.S. 143-131, and said contract shall be subject to the approval of the city attorney. Any person aggrieved by an award made pursuant to this section may appeal to the city council by filing notice thereof with the city clerk immediately following a decision granting such award.

(S.L. 1967, Ch. 74, § 6; S.L. 1969, Ch. 142, § 7; S.L. 1973, Ch. 213, § 17; S.L. 1981, Ch. 159, § 4; S.L. 1993, Ch. 6, § 1; S.L. 2003, Ch. 134, § 1



City of Greensboro
City Council
Agenda Item

TITLE: Resolution Approving Sale of Property Interest on Battleground Avenue to Adjoining Owner, Kay Cashion

Department:	Legal	Current Date:	October 5, 2007
Contact 1:	Jim Westmoreland	Public Hearing:	N/A
Phone:	373-2863	Advertising Date:	N/A
Contact 2:	Terry Wood	Advertised By:	N/A
Phone:	373-2320	Authorized Signature:	
Attachments:	Drawing Showing Location of the City's Property Interest to be Sold		

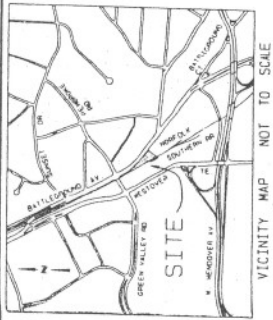
PURPOSE: To approve the sale of 4,628 square feet of certain property interests owned by the City in front of 1715 Battleground Avenue for the independently appraised value of \$3,450.00.

BACKGROUND: In 1950 the City of Greensboro sold property it owned to the adjoining owners at 1715 Battleground Avenue. As part of the sale the City retained certain rights over the property it conveyed. Among others it reserved the right to widen Battleground Avenue and to require the owner to remove buildings constructed within a certain distance of the sidewalk. The owner, Kay Cashion, has now requested to acquire the City's remaining interest over a portion of the property and has agreed to pay the cost of the appraisal.

An independent real estate appraisal has valued the City's interest at \$3,450.00 and the Transportation Department has indicated that it has no further use for the property requested. The requested transfer would reserve a 10 foot strip back of the current curbline for pedestrian and other municipal uses. This transfer may be made directly to the adjoining owner pursuant to the City Charter and will not impact the railroad right of way behind to property.

BUDGET IMPACT: Receipt of funds in the amount of \$3,450.00.

RECOMMENDATION / ACTION REQUESTED: Since the property is no longer needed for public purposes and in order to promote a more systematic development of the area it is recommended that Council approve the sale of this property and that the cost of the appraisal of the property be paid by the property owner.



RIGHT-OF-WAY VARIES

AVENUE

BATTLEGROUND

WESTOVER TERRACE

0001
KATIE S. CASHION
1715 BATTLEGROUND AVE
DB 3636 PG 203 TRACT II
DB 3315 PG 4005

0004
NOTIS WESTOVER, LLC
1424 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 5
DB 8 PG 146 PART OF LOTS 14 THRU 19

0005
NOTIS WESTOVER, LLC
1424 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 4
DB 8 PG 146 PART OF LOTS 19 THRU 25

0006
ST. FRANCIS COMPANY
1430 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 3
DB 8 PG 146 PART OF LOTS 25 THRU 31
DB 1735 PG 224 006 R/W

NORFOLK SOUTHERN RAILWAY

THIS IS A PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT OF THE SITE. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF GREENSBORO. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF GREENSBORO. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE CITY OF GREENSBORO.

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO CORNER UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

REVISIONS		SUBDIVISIONS		JOB NO.		SHEET NO.	
NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1				1			
2				2			
3				3			
4				4			
5				5			
6				6			
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CITY OF GREENSBORO
ENGINEERING DIVISION
1715 BATTLEGROUND AVENUE
1715 BATTLEGROUND AVENUE

0001
KATIE S. CASHION
1715 BATTLEGROUND AVE
DB 3636 PG 203 TRACT II
DB 3315 PG 4005

0004
NOTIS WESTOVER, LLC
1424 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 5
DB 8 PG 146 PART OF LOTS 14 THRU 19

0005
NOTIS WESTOVER, LLC
1424 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 4
DB 8 PG 146 PART OF LOTS 19 THRU 25

0006
ST. FRANCIS COMPANY
1430 WESTOVER TERRACE
DB 3640 PG 2484 TRACT 3
DB 8 PG 146 PART OF LOTS 25 THRU 31
DB 1735 PG 224 006 R/W

0007
KATIE S. CASHION
1715 BATTLEGROUND AVE
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DB 1735 PG 224 006 R/W

0015
KATIE S. CASHION
1715 BATTLEGROUND AVE
DB 3636 PG 203 TRACT II
DB 3315 PG 4005

Budget Adjustments Approved by Budget Officer

September 01, 2007 - September 30, 2007

In compliance with G.S.159-15 and Resolution passed by Council on July 2,1973,
the following budget adjustments are submitted for your information

Budget Adj#	Department Account Description	Account Number		Amount
		From	To	
2008062	EXECUTIVE			\$200,000
	FEDERAL GRANT	216-0237-30.7100		
	FEDERAL GRANT		216-0227-20.7100	
2008063	FIRE			\$25,000
	MISCELLANEOUS SUPPLIES	220-4055-01.5239		
	BUILDINGS		220-4055-01.6013	
2008064	POLICE DEPARTMENT			\$1,540
	MISCELLANEOUS	101-3502-02.5949		
	DESKTOP SERVICES		101-3555-05.5432	
2008065	PLANNING			\$5,000
	CONSULTANT SERVICES	101-2001-01.5413		
	TRANSFER TO STATE & FEDERAL GRANTS FUND		101-9590-01.6220	
2008066	WATER RESOURCES			\$7,000
	Stormwater Capital Improvements	506-7006-01.6018		
	Stormwater Capital Improvements		506-7007-01.6018	
2008067	BUDGET AND EVALUATION			\$115,000
	PRIOR YEAR CORRECTIONS	101-9550-01.5921		
	MISCELLANEOUS	101-9550-01.5949		
	CONSULTANT SERVICES		101-9530-01.5413	
2008068	FIRE			\$8,840
	OVERTIME	101-4004-01.4210		
	ROSTER WAGES		101-4003-01.4140	
2008069	PARKS AND RECREATION			\$2,988
	MAINTENANCE & IMPROVEMENT - GROUNDS	101-5018-01.5612		
	TRANSFER TO STATE & FEDERAL GRANTS FUND		101-9590-01.6220	
2008070	PARKS AND RECREATION			\$30,000
	DONATIONS & PRIVATE CONTRIBUTIONS	220-5017-01.8620		
	STATE GRANT		220-5017-01.7110	
2008071	WATER RESOURCES			\$441,641
	SALARIES & WAGES	511-7001-02.4110		
	FICA CONTRIBUTION	511-7001-02.4510		
	RETIREMENT CONTRIBUTION	511-7001-02.4520		

Item #33

	LIFE INSURANCE-ACTIVE	511-7001-02.4710		
	HEALTH COVERAGE-ACTIVE		511-7001-02.4610	
	DENTAL COVERAGE-ACTIVE		511-7001-02.4650	
	LAND RIGHT-OF-WAY		511-7062-06.6012	
2008072	LIBRARIES			\$5,000
	OTHER SERVICES	101-5501-11.5419		
	CONSULTANT SERVICES		101-5515-01.5413	
2008073	WATER RESOURCES			\$3,650,041
	OTHER IMPROVEMENTS	513-7025-02.6019		
	CONSULTANT SERVICES		513-7025-01.5413	
	CONSULTANT SERVICES		513-7025-02.5413	
2008074	WATER RESOURCES			\$4,109,183
	Stormwater Capital Improvements	506-7006-01.6018		
	CONSULTANT SERVICES	506-7006-02.5413		
	Stormwater Capital Improvements	506-7006-02.6018		
	CONSULTANT SERVICES	506-7006-03.5413		
	Stormwater Capital Improvements		506-7007-01.6018	
	CONSULTANT SERVICES		506-7007-02.5413	
	Stormwater Capital Improvements		506-7007-02.6018	
	CONSULTANT SERVICES		506-7007-03.5413	
2008075	ENGINEERING AND INSPECTIONS			\$100
	BUSINESS AND MEETING EXPENSES	101-6002-01.5510		
	MILEAGE REIMBURSEMENT		101-6002-01.5540	
2008076	PARKS AND RECREATION			\$1,000,000
	BUILDINGS	443-5010-01.6013		
	OTHER IMPROVEMENTS		443-5007-01.6019	
2008077	WATER RESOURCES			\$136,000
	SEWER LINES	512-7041-03.6017		
	SEWER LINES		512-7041-03.6017	
2008078	WATER RESOURCES			\$4,126,957
	Transfer Fm Stormwater Mgmt Enterprise Fund	506-7004-01.9505		
	Transfer Fm Stormwater Mgmt Enterprise Fund	506-7006-01.9505		
	Transfer Fm Stormwater Mgmt Enterprise Fund	506-7006-02.9505		
	Transfer Fm Stormwater Mgmt Enterprise Fund	506-7006-03.9505		
	Transfer Fm Stormwater Mgmt Enterprise Fund		506-7005-01.9505	
	Transfer Fm Stormwater Mgmt Enterprise Fund		506-7007-01.9505	
	Transfer Fm Stormwater Mgmt Enterprise Fund		506-7007-02.9505	
	Transfer Fm Stormwater Mgmt Enterprise Fund		506-7007-03.9505	
2008079	ENVIRONMENTAL SERVICES			\$10,000
	CONSULTANT SERVICES	101-6505-01.5413		
	CONSULTANT SERVICES		101-9530-01.5413	

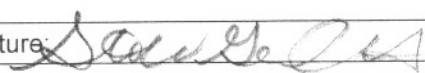
2008080	TRANSPORTATION				\$45,000
		STREET CONSTRUCTION AND PAVING	441-6003-13.6014		
		STREET CONSTRUCTION AND PAVING		441-6003-05.6014	
2008081	WATER RESOURCES				\$1,000
		MAINTENANCE & REPAIR - EQUIPMENT	501-7056-01.5621		
		OTHER CAPITAL EQUIPMENT		501-7056-01.6059	
2008082	WATER RESOURCES				\$213,674
		TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7006-02.9203		
		Transfer Fm Stormwater Mgmt Enterprise Fund	506-7007-01.9505		
		Transfer Fm Stormwater Mgmt Enterprise Fund		506-7006-02.9505	
		TRANSFER FM STORMWATER QUALITY CONTRL FD		506-7007-01.9203	
2008083	EXECUTIVE				\$29,312
		OTHER CONTRACTED SERVICES	216-0256-50.5429		
		COMPUTER SOFTWARE		216-0256-50.5212	
		OFFICE SUPPLIES		216-0256-50.5213	
		OFFICE EQUIPMENT & FURNITURE		216-0256-50.5214	
		PROMOTIONS ADVERTISING		216-0256-50.5278	
2008084	WATER RESOURCES				\$2,728,785
		WATER LINES	503-7015-01.6016		
		SEWER LINES	503-7015-02.6017		
		SEWER LINES	503-7015-02.6017		
		LAND RIGHT-OF-WAY	503-7016-01.6012		
		SEWER LINES		503-7016-02.6017	
		SEWER LINES		503-7017-02.6017	
		WATER LINES		503-7017-04.6016	
		OTHER IMPROVEMENTS		503-7017-04.6019	
2008085	PARKS AND RECREATION				\$117,489
		SALARIES & WAGES	101-5001-01.4110		
		LONGEVITY	101-5001-01.4410		
		FICA CONTRIBUTION	101-5001-01.4510		
		RETIREMENT CONTRIBUTION	101-5001-01.4520		
		SALARIES & WAGES		101-5002-01.4110	
		LONGEVITY		101-5002-01.4410	
		FICA CONTRIBUTION		101-5002-01.4510	
		RETIREMENT CONTRIBUTION		101-5002-01.4520	
2008086	PARKS AND RECREATION				\$79,464
		SALARIES & WAGES	101-5023-01.4110		
		FICA CONTRIBUTION	101-5023-01.4510		
		RETIREMENT CONTRIBUTION	101-5023-01.4520		
		HEALTH COVERAGE-ACTIVE	101-5023-01.4610		
		RETIREMENT CONTRIBUTION		101-5013-01.4520	
		DENTAL COVERAGE-ACTIVE		101-5013-01.4650	
		LIFE INSURANCE-ACTIVE		101-5013-01.4710	
		SALARIES & WAGES		101-5016-01.4110	

2008087	ENGINEERING AND INSPECTIONS			\$11,000
	COMPUTER SOFTWARE	101-6001-01.5212		
	COMPUTER SOFTWARE	101-6002-01.5212		
	OTHER CAPITAL EQUIPMENT		101-6002-04.6059	
2008088	WATER RESOURCES			\$7,000
	OTHER CONTRACTED SERVICES	501-7041-01.5429		
	OTHER CAPITAL EQUIPMENT		501-7041-01.6059	
2008089	PARKS AND RECREATION			\$6,250
	MAINTENANCE & REPAIR - OTHER	101-5014-03.5627		
	TRANSFER TO STATE & FEDERAL GRANTS FUND		101-9590-01.6220	
2008090	FIRE			\$500
	CONSULTANT SERVICES	101-4002-01.5413		
	DESKTOP SERVICES		101-4001-02.5432	
2008091	BUDGET AND EVALUATION			\$5,000
	CONSULTANT SERVICES	101-2001-01.5413		
	TRANSFER TO STATE & FEDERAL GRANTS FUND		101-9590-01.6220	
2008092	ENGINEERING AND INSPECTIONS			\$13,000
	DESKTOP SERVICES	201-6001-01.5432		
	COMPUTER SOFTWARE		201-6001-01.5212	



City of Greensboro
City Council
Agenda Item

TITLE: : Ordinance changing the name of the portion of street located on the west side of the Urban Loop Thoroughfare from Stage Coach Trail to Old Stage Coach Trail.

Department: Planning	Current Date: 10/9/07
Contact 1: Dick Hails	Public Hearing: No
Phone: 373-2922	Advertising Date:
Contact 2: Steve Galanti	Advertised By:
Phone: 373-2918	Authorized Signature: 
Attachments: Attachment A: "PL(P)07-27 map"	

PURPOSE:

This section of Stage Coach Trail runs southeastward from North Chimney Rock Road and terminates in a cul-de-sac on the west side of the Urban Loop. Since this portion of Stage Coach Trail has been severed from its eastern portion by the Urban Loop it needs to have its name changed.

BACKGROUND:

The name change is proposed in order to eliminate confusion with the section of Stage Coach Trail located on the east side of the Urban Loop, making it easier for emergency, postal, delivery and other services to locate the residents. The proposed street name is Old Stage Coach Trail. Adding "Old" as a prefix, has been affective in similar situations such as Old Lake Jeannette Road, creating sufficient differentiation for addressing purposes.

There are 13 houses addressed on this street affected by the proposed name change. The address numbers will not change, minimizing the inconvenience to the residents.

At the Planning Board's public hearing there were several owners in favor of and in opposition to this proposed name change.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street name change to the Planning Board and to City Council. The Planning Board recommended this assignment at its September meeting on a vote of 6-1.

Accordingly, it is recommended that on October 16, 2007, the City Council consider adoption of an ordinance changing the name of the portion of street located on the west side of the Urban Loop Thoroughfare from Stage Coach Trail to Old Stage Coach Trail.

AN ORDINANCE CHANGING NAME OF STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the following street name change is hereby authorized to become effective immediately:

PRESENT NAME

PORTION

NEW NAME

Stage Coach Trail

That section located on the west
side of the Urban Loop thorough-
fare

Old Stage Coach
Trail

CITY COUNCIL
October 16, 2007

ATTACHMENT A

PTIAA EXEMPTION AREA

BALLINGER RD

RADAR RD

N CHIMNEY ROCK RD

PROPOSED STREET
NAME CHANGE
Stage Coach Trl
to
Old Stage Coach Trl

PL(P)07-27

City of Greensboro

WAGON WHEEL DR

Wagon Wheel Dr

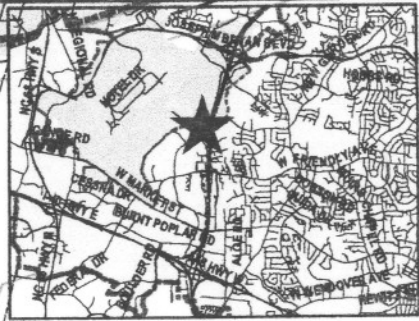
CARRIAGE LN

HOLLYDALE DR

HOLLY

VALECIAN

GRASSY MEADOW RD



1"=400'
Sheets
220, 221
& 284



City of Greensboro
City Council
Agenda Item

TITLE: Approval of 2007-2008 Greensboro Cultural Center Leases

Department:	Executive	Current Date:	10-3-07
Contact 1:	April Harris, Special Events Manager	Public Hearing:	10-12-07
Phone:	336-373-4678	Advertising Date:	
Contact 2:	Mike Williams, Deputy City Attorney	Advertised By:	
Phone:	336-373-2320	Authorized Signature:	
Attachments:	2007-08 Greensboro Cultural Center Lease Agreement, 2007-08 Greensboro Cultural Center Rules Regulations and Expectations of Tenants		

PURPOSE:

Approve 2007-08 leases for organizations housed in the Greensboro Cultural Center. These leases and the accompanying attachment were revised and approved by the Cultural Center Council and also approved by the City Legal Department. These revised documents:

- State more specifically and fully the requirements of tenants to receive and maintain the City's grant of space in the Cultural Center;
- Clarify accountability between tenants and City of Greensboro for annual renewal of the space grant;
- Are renewable annually to help the City (through the Cultural Center Council) ensure accountability; previous leases were "evergreen;"
- Remove rules and regulations from the body of the lease and instead refers to a modifiable document that outlines the specific rules, regulations and operating expectations. This way, these rules can be modified without revising the lease;
- Clarify type of tenant space by class, i.e.: offices, galleries, classes, and tailors rules regulations, and varies expectations accordingly;
- Require tenant to demonstrate proof and maintenance of insurance policies;
- Include provisions for joint responsibility of common areas;
- Include for specific understanding of maintenance expectations;
- Require tenant attendance at quarterly tenant meetings;

BACKGROUND:

The Cultural Center Council seeks to 1) maintain the proactive, mutually beneficial partnership enjoyed by the City of Greensboro and the United Arts Council in its operation of the Greensboro Cultural Center and 2) increase the return on investment that Cultural Center represents to Greensboro arts community.

The Cultural Center Council is responsible for space allocation within the Cultural Center and ensures that the current space is allocated and utilized in accordance with the Greensboro Cultural Center's vision and mission. The Council serves as the authority to enforce the Greensboro Cultural Center Space allocation policy. The Council will address issues pertaining to any tenant failing to adhere to the goals and criteria of GCC tenants as outlined in the lease agreement and rules and regulations.

Since it's inception in 2003, the Cultural Center Council has acknowledged a need for higher levels of accountability, cooperation, and pride of building ownership among tenants. The new "Greensboro Cultural Center Lease Agreement" and "Rules, Regulations and Expectations" documents address these issues.

Agenda Item: 36

The Cultural Center Council has kept tenants informed of changes through quarterly tenant meetings.

BUDGET IMPACT. None:

RECOMMENDATION / ACTION REQUESTED: Approve Greensboro Cultural Center Lease Agreement and accompanying attachment.

Greensboro Cultural Center Rules, Regulations and Expectations of Tenants

Overview

Since its inception, the Greensboro Cultural Center has been the hub of downtown's cultural activities, providing four levels of galleries, studios, classrooms, and rehearsal space for residents and visitors to Greensboro. The Facility's success is founded on strong partnerships between the City of Greensboro, United Arts Council, and tenant organizations. This document outlines expectations for each partner in this collaboration.

Partner Responsibilities

The Cultural Center Facility is owned and maintained by the City of Greensboro, the Landlord for building occupants. The United Arts Council provides management oversight in partnership with the City, and also provides supplemental resources and support to arts organizations housed in the Facility. In this arrangement, nonprofit arts organizations receive office, gallery, and performance space free of charge and, in return, must adhere to the Tenant Rules, Regulations and Expectations stated in this document.

In the spirit of maintaining a proactive, mutually beneficial partnership, all partners (City, UAC, tenants) will attend quarterly tenant meetings. The meeting schedule is arranged for the calendar year by the City Cultural Center Support Services staff.

Landlord may alter existing or adopt new Rules, Regulations and Expectations as needed for the care and benefit of the Greensboro Cultural Center and its immediate grounds, or for the general comfort, safety, convenience or welfare of its occupants. Landlord shall have no responsibility or liability to the Tenant for any non-conformance to or breach of stated expectations.

Who can be a Tenant of the Greensboro Cultural Center?

When space becomes available and is not utilized by an existing tenant organization, then a non-profit arts organization can apply through the Cultural Center Council following public announcement of the space availability. Organizations must meet the goals of the Center mission, vision and criteria listed below.

Center Mission –

The mission of the Greensboro Cultural Center is to deliver a wide variety of arts experiences that are open to all. We will cultivate a diverse group of tenants and programs and engage fully with our surroundings.

Center Vision –

The Greensboro Cultural Center will be the central location for resources and arts activities in Greensboro and a premier regional cultural destination.

Center Goals –

1. Become the central portal for the arts in Greensboro.
2. Complement and collaborate with the immediately surrounding facilities and entities.
3. Cultivate a group of tenants that deliver diverse forms of arts programming.

4. Encourage numerous and wide variety of programs that resonate with all members of our community.
5. Enable outreach activities that make this a regional destination.

Rules, Regulations and Expectations of Tenants

As a Tenant of the Greensboro Cultural Center (also referred to as "the Facility"), it is expected that you will:

- 1) Be an established non-profit organization within the confines of Greensboro's borders.
- 2) Offer arts programs for diverse populations.
- 3) Maintain a mission and goals that adhere to and are consistent with the mission and goals of the Center.
- 4) Demonstrate a commitment to be inclusive with outreach programs created to reach diverse audiences.
- 5) Have paid staff (full- or part-time); if staff is part-time, hours worked must be adequate to maintain required weekly hours of operation detailed in #7 below.
- 6) Maintain required cultural center weekly hours of operation.
 - a. Visual Arts Galleries will, at a minimum be open during the following hours:
 - i. 10am – 5pm Tuesday - Saturday
 - ii. 2pm – 5pm Sunday
 - iii. Closed on Monday
 - b. All other offices, at a minimum, will be open from 9am – 5pm Monday through Friday.
- 7) Annually sign a Greensboro Cultural Center lease for your assigned space and adhere to lease requirements and the Rules, Regulations and Expectations of Tenants.
- 8) Attend quarterly Tenant meetings, which are scheduled a year in advance by the United Arts Council and City Cultural Center Support Services staff.
- 9) Exhibit respect for the Facility and fellow tenants.
- 10) Actively participate in programming or staffing for an agreed-upon slate of special events in the Greensboro Cultural Center. Tenants will determine these events and level of participation in the first tenant meeting of the calendar year.
- 11) Assume financial responsibility for any damages to the building, outside of normal wear, caused by the respective organization's staff, volunteers, or participating program constituents.
- 12) Provide adequate supervision of students as a result of your organization's program or service, for the entire time they are in the Facility.
- 13) Follow proper policy and procedure (as issued by City Cultural Center Services staff) when your organization hosts events in the Greensboro Cultural Center.
- 14) Direct staff, students and volunteers to act in a manner that ensures the safety of guests and visitors and to refrain from any activity that could deface the Facility.
- 15) Evacuate the building in an orderly manner when the fire alarm sounds.
- 16) Use established procedures to notify City of Greensboro with maintenance, safety and janitorial issues.
- 17) Make use of the opportunity to display brochures and program promotional materials in designated display and posting areas in the Greensboro Cultural Center.
- 18) Refrain from the following activities which are not permitted within the Facility or on the immediate grounds:

- a. Smoking.
- b. Leaving trash in common areas.
- c. Parking in the loading zone exceeding 30 minutes.
- d. Parking in the area at or around the loading dock.
- e. Using space heaters and other appliances that are a potential fire or safety hazard.
- f. Disposing of food products in sinks or toilets.
- g. Posting interior or exterior signs or banners without prior approval of City Cultural Center Support Services.

General Maintenance and Services Provided for the Greensboro Cultural Center by the City of Greensboro

The following definitions apply to the provision of these services:

Public: (semi-restricted areas) consist of all other areas besides offices and storage areas, including galleries, studios, classrooms and similar space

Common Area: (unrestricted areas) consist of areas with unrestricted public admittance, including the atrium, refreshment area and bathrooms

Private: (restricted areas) consist of offices and storage areas

Services

The City of Greensboro will be responsible for providing the general maintenance and support services listed below within the Greensboro Cultural Center:

- 1) Marketing and promotion via Cultural Center central brochure and posting areas.
- 2) Storage space, as available.
- 3) Utilities including electricity, gas and water.
- 4) Use of common area meeting space, access of which is reserved through the City Cultural Center Support Services staff.
- 5) Carpet replacement in public areas every ten years with normal wear.
- 6) Elevator service with monthly inspections by contractor.
- 7) Fire inspection and drills
 - a) Monthly fire extinguisher inspections and necessary replacements
 - b) Annual fire extinguisher inspections by contractor
 - c) Annual fire inspection
 - d) Fire drills as deemed necessary by the Fire Marshall.
- 8) Generator service
 - a) Bi-weekly preventive maintenance of generator
 - b) Bi-weekly inspection of other emergency equipment
- 9) Grounds
 - a) Mowing of grass, chemical spraying and mulching as needed
 - b) Maintenance of plant material, planting beds, plantings as necessary
 - c) Watering of plant material as needed
 - d) Removal and replanting of trees, plants and shrubs
 - e) Removal of fallen limbs
 - f) Litter removal
- 10) Janitorial and General Cleaning in Common and Public Areas
 - a) Daily janitorial service, such as vacuuming, trash removal, dusting, cleaning mirrors in studios, and restroom cleaning and stocking
 - b) Limited restroom cleaning and stocking on weekends
 - c) Annual cleaning of interior and exterior windows

- d) General cleaning of exterior painted surfaces as needed
- e) Annual cleaning of second story gutters
- 11) Painting
 - a) Interior – minimum of every ten years or sooner according to wear in common, public and private areas
 - b) Exterior – Overall painting of building and structure exterior as needed due to normal wear
- 12) Plumbing/Mechanical Service
 - a) Bi-weekly sewer flush
 - b) Monthly clean-out and inspection of sink drains
 - c) Quarterly jet cleaning of plumbing
 - d) Annual inspection of back-flow preventers
 - e) Annual inventory of plumbing/mechanical
 - f) Quarterly lubricate, condense and chill water pumps
 - g) HVAC service and annual HVAC inventory
 - h) Monthly inspection of air handlers
 - i) Semi-annual inspection and maintenance of air handler belts and necessary replacements
 - j) Annual pre-season service and maintenance of boilers
 - k) Annual cleaning of air handler coils
 - l) Annual inspection of steam traps
 - m) Monthly clean-up of mechanical rooms
- 13) Annual OSHA Inspections
- 14) Repairs
 - a) Monthly inspection and necessary replacement of interior and exterior building lights
 - b) Monthly inspection of and necessary replacement of exit lights
 - c) Monthly inspection of signs and necessary replacements
 - d) Yearly inventory of tools and lights
 - e) Structural repairs as needed due to normal wear
 - f) Roof repairs and replacements as needed
- 15) Contracted security during normal business hours
- 16) Annual inspection and maintenance of sprinkler system by contractor

SPECIAL NOTE: The Tenant shall be responsible for any additional services other than those described above. Services shall be provided at the Tenant's cost.

Any alterations, additions or improvements to the premises (including, without limitation, all partitions, walls, railings, carpeting, floor coverings and other fixtures, etc.) made by the Tenant shall require the written consent of the City and, upon being made, shall become the property of the City.

CITY OF GREENSBORO
Greensboro Cultural Center

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into as of this the 1st day of July 2007, by and between the City of Greensboro (Landlord) and _____ (Tenant):

WITNESSETH

WHEREAS, Landlord recognizes the long-term value of the Greensboro Cultural Center as a focal point in positioning Greensboro as an open, culturally diverse community; and

WHEREAS, the Greensboro Cultural Center provides a vibrant, central location for cultural activities that fosters and enhances the arts for the diverse citizens of and visitors to Greensboro;

WHEREAS, Tenant acknowledges that the City of Greensboro is providing an in-kind investment in and contribution to the Tenant by providing space at the Greensboro Cultural Center at a significantly reduced rate in exchange for Tenant providing cultural activities which will benefit the entire community;

NOW THEREFORE, for and in consideration of the rents, covenants and agreements hereinafter set forth by Tenant to be paid, kept and performed, Landlord hereby rents and lets to Tenant and Tenant accepts and hires from Landlord, a tenancy upon the following conditions;

1. **Premises.** The property hereby leased to Tenant is that area within the building known as the Greensboro Cultural Center ("Building" or "Cultural Center") consisting of approximately _____ square feet, located on the _____ floor of the Building as shown on the floor plan attached hereto as Exhibit A and incorporated herein by reference (hereinafter "Premises") together with non-exclusive use of common spaces as are necessary to the use of the Premises.
2. **Term.** To have and to hold the Premises unto Tenant, from the 1st day of July 2007 through and including the 30th day of June 2008, unless sooner terminated for violation of any term or condition herein contained, or failure to comply with any of the Rules, Regulations and Expectations of Tenant as propounded by Landlord through the Cultural Center Council and attached hereto as Exhibit B in its current version and as hereafter may be modified from time to time by the Cultural Center Council. Further, notwithstanding anything herein to the contrary, Tenant acknowledges and agrees that

Landlord has to right to unilaterally terminate this lease and the tenancy, at Landlord's convenience, upon sixty (60) days written notice, and Tenant agrees that in such event, Tenant shall vacate the Premises within sixty (60) days of Landlord giving written notice of its unilateral termination.

3. **Rent.** During the term of this Lease, Tenant shall pay to Landlord one dollar (\$1.00) annually, payable on or before July 31, 2007. This Lease provides an in-kind investment by the City of Greensboro in the Tenant and its activities currently valued at \$5.50 per square foot for the Tenant, which equals \$ _____.
4. **Use of Premises.** Tenant agrees that the Premises are to be used and occupied for the purposes of general office, retail sales, gallery and/or program space, and storage. Tenant shall not injure, overload, or deface the Premises, or use or permit the same or any part thereof to be injured, defaced, or overloaded; and Tenant shall not permit or suffer any noisy, noxious or offensive trade, business or occupation, or any manufacturing to be carried on in Premises or permit the same to be occupied or used for any immoral or illegal purpose whatsoever.

Tenant may use the Premises for classes, performances, exhibitions, retail sales, lectures, symposia, meetings, cocktail parties, receptions, and other special events (including events where alcohol is consumed), storage, and general office activities. Within the leased space, tenant shall have the right to display informational and educational signage relating to the programs sponsored by Tenant, including such items as the labeling of individual works of art, exhibition titles, and the names of the people and organizations involved in the creation of said activities, subject to the approval of the Cultural Center Council.

Tenant shall vacate and surrender possession of the Premises to Landlord in as good of condition as at the commencement of this Lease, ordinary wear and tear accepted. Tenant shall not maintain or permit any coin-operated or vending machine upon the Premises without the prior written permission of the Cultural Center Council.

5. **Upkeep and Maintenance of Premises.** Tenant shall keep Premises in a clean and sound condition and neat appearance during the term of this Lease. Tenant shall be responsible for keeping sink drains, commodes and sewer lines open at Tenant's expense. Tenant shall also be responsible for, and shall make all repairs of any nature which are necessitated by, Tenant's acts, negligence, or use of the Premises, ordinary wear and tear excepted. Landlord shall be responsible for such maintenance and repair as is set forth on Exhibit B, Rules, Regulations and Expectations of Tenant.

6. **As is Condition, Alterations and Improvements.** Tenant acknowledges and agrees that Tenant accepts the Premises in an "as is" condition, and at Tenant's own expense shall make any alterations or improvements to or in the Premises which Tenant may consider desirable for carrying on Tenant's activities; provided that such work shall be first approved by Landlord. Upon expiration or other termination of this Lease, alterations and improvements except for trade fixtures shall become the property of Landlord.
7. **Signage.** Tenant shall have the right, at Tenant's expense, to erect signs in or on the Premises, but such signage shall be first approved by Landlord through the Cultural Center Council.
8. **Assignment and Subletting.** Tenant shall not assign, sell, pledge or hypothecate this Lease or any interest herein. Tenant shall not sublet the Premises or any part thereof without Landlord's written approval.
9. **Landlord's Limited Liability.** Landlord shall not be liable, and shall have no responsibility to Tenant, for any loss to Tenant's fixtures or furnishings due to fire, theft, deterioration, rodents, insects, roof leakage, or other causes of any sort arising out of or in connection with Tenant's use and occupancy of the Premises. If the Premises are rendered untenable by fire or other casualty, then this Lease Agreement shall cease and terminate as of the date of such damage or destruction. In no event shall Landlord be liable to Tenant for consequential, incidental, or secondary damages of any sort.
10. **Notice.** Any notice required or permitted to be given hereunder shall be in writing and shall be mailed, faxed, hand-delivered or electronically mailed to the following address:

Tenant: _____

Landlord: City of Greensboro Property Management
P.O. Box 3136
Greensboro, NC 27402
Tele: 373-2302
Fax: _____
E-mail: _____

11. **Hours of Operation.** The visual arts galleries shall, at a minimum, be open Tuesday – Saturday from 10:00 a.m. to 5:00 p.m. and Sunday from 2:00 p.m. to 5:00 p.m. All other offices shall, at a minimum, be open from 9:00 a.m. to

5:00 p.m. Monday through Friday. All Tenants shall observe the City of Greensboro's holiday schedule for holiday closings.

12. **Rules, Regulations and Expectations of Tenant.** Tenant agrees to abide by and to conform to such rules and regulations as Landlord, through its Cultural Center Council, may make or adopt from time to time for the care, protection and benefit of the Premises or for the general comfort, safety, convenience or welfare of its occupants and visitors. Such rules and regulations as are currently established as set forth in Exhibit B, entitled Rules, Regulations and Expectations of Tenants, attached hereto. Any modifications to such Rules, Regulations and Expectations of Tenants shall be binding upon Tenant. Tenant also agrees and covenants to maintain all Tenant criteria required by Landlord to be a Tenant of the Greensboro Cultural Center, as described within the Rules, Regulations, and Expectations of Tenants, Exhibit B, as it may be modified from time to time.

Landlord shall have the right to waive any or all of the Rules, Regulations and Expectations of Tenants as to any one or more Tenants of the Premises and such waiver shall not affect or diminish any of Tenant's obligations pursuant to the provisions of this Lease in any way. Landlord shall have no responsibility of liability to Tenant for any non-conformance with or breach of any requirements of the Rules, Regulations and Expectations of Tenants by any other Tenant or Tenants of the Greensboro Cultural Center.

13. **Insurance and Indemnification of Landlord.** Tenant agrees to maintain throughout the term of this Lease, and any renewals or extensions thereof, (i) personal property fire and casualty sufficient to insure Tenants' furnishings, fixtures and improvements to or in the Premises and its office furniture, equipment, supplies and other property, and (ii) comprehensive general liability insurance with respect to the Premises having limits of bodily injury of not less than \$1 million dollars and property damage also of not less than \$1 million dollars per occurrence (which coverage may be furnished through umbrella or excess coverage), and with an aggregate coverage of \$2 million dollars, naming Landlord as an additional named insurance in such policy or policies, and to furnish a copy of such policy or policies to Landlord within thirty (30) days after the commencement of this Lease. Failure to provide appropriate insurance shall be grounds for immediate termination of this Lease. Tenant further waives all rights of recovery or subrogation against Landlord to the extent covered by such insurance, and to notify Tenant's insurance carrier of such waiver.

Tenant shall indemnify, defend, and save harmless Landlord, and the agents and employees of Landlord, against and from any and all claims on or behalf of any person, firm or corporation arising by reason or injury to person or property occurring on the Premises or in the building occasioned in whole or in part by any act or omission on the part of Tenant or any employee, agent,

visitor, assignee or subtenant of Tenant, or by reason of any unlawful use of the Premises, or by reason of any breach, violation or non-performance of any covenant in this lease by Tenant. Tenant agrees to pay Landlord promptly for all damage to the Building or the Premises and for all damage to Tenants or occupants of the Building caused by Tenant's negligence, misuse or neglect of the Building or of the Premises.

Landlord shall not be liable to Tenant for any damage by or from any act or negligence of any co-tenant or any other occupant of the Greensboro Cultural Center or by any owner or occupant of adjoining or contiguous property. Neither Landlord nor its agent shall be liable to Tenant or to any person, firm or corporation claiming through or under Tenant for any injury or damage to persons or property resulting from any cause of whatever nature, unless caused by or due to the sole negligence of Landlord, its agents, servants or employees, acting in the course and scope of their employment.

14. **Right of Entry.** Tenant agrees that Landlord and/or its agents shall have the right to enter into and upon Premises, or any part thereof, for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. Tenant shall not change the locks and shall insure that one complete set of keys to the Premises shall be deposited with Landlord.
15. **Compliance by Tenant with Governmental Regulations.** In the performance of any act required of or permitted by Tenant under any provision of this Lease, Tenant shall obey and comply with all lawful requirements, rules, regulations and ordinances of all legally constituted authorities, including the City of Greensboro Code of Ordinances.
16. **Utilities and Taxes.** The cost of providing reasonable utilities for power, water, sewer and gas shall be paid for by Landlord. Tenant shall establish accounts in Tenant's name for telephone, any data transmission lines, which shall be Tenant's expense and responsibility. Tenant shall be responsible for all taxes attributable to its use of the Premises and its equipment, fixtures and inventory.
17. **Remedy for Breach.** If Tenant fails or refuses or omits to perform any of the covenants or conditions herein contained, Landlord may give written notice to Tenant of such violation. If such violation is not cured to the satisfaction of Landlord within ten (10) days after the giving of notice as aforesaid, Landlord may terminate this lease. However, in the event that such violation(s) shall become a common occurrence (*i.e.* more than two violations of the same condition), such written notice shall not be required and Landlord shall have the right to terminate this lease without further notice to Tenant. In the event of termination due to Tenant's breach, Landlord shall have the right to re-

enter and take possession of the leased Premises, but such acceleration, re-entry or taking of possession by Landlord as provided in this paragraph shall not constitute a waiver by Landlord of any of its rights under this lease or of any claim for damages which Landlord might have on account of Tenant's violation of the terms, provisions, and conditions of this lease.

18. **Holding Over.** If Tenant remains in possession of the Premises at the expiration of the term of this Lease without Landlord and Tenant having agreed to extend the term of this Lease, such continuing possession shall create a tenancy at the sufferance of the Landlord, and said tenancy may be terminated with ten (10) days written notice by Landlord.
19. **Amendments.** This Lease may be modified or amended only by writing duly signed by both Landlord and Tenant, subject to Landlord's ability to unilaterally modify the Rules, Regulations and Expectations of Tenants, Exhibit B.
20. **Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the State of North Carolina.
21. **Entire Agreement.** This instrument contains the entire agreement and understanding by and between the parties hereto and all prior or contemporaneous oral or written agreements are merged herein. The captions of the paragraphs contained in this Lease do not constitute substantive portions of any paragraph, and are included solely for assistance in reading.

IN WITNESS WHEREOF Landlord and Tenant have set their hands and Tenant has set its seal or caused this Lease to be signed in its respective corporate, LLC or partnership name by its duly authorized officer or partner, all as a sealed instrument, as of the day and year first above written.

Attest:

City of Greensboro

City Clerk

By: _____
Mitchell Johnson
City Manager

Witness:

By: _____
Tenant

By: _____

Title

Finance:

This instrument has been pre-audited in the manner required by the Local Government and the Fiscal Control Act.

Deputy Finance Officer

Deputy City Attorney

Approved by Engineering and Inspections

Department/Division Head

Lease 8/1/07



City of Greensboro
City Council
Agenda Item

TITLE: Emergency Water Conservation and Restriction Plan

Department: Water Resources	Current Date: October 8, 2007
Contact 1: Allan Williams	Public Hearing: No
Phone: 373-2050	Advertising Date: NA
Contact 2: Kristine Williams	Advertised By: NA
Phone: 373-2556	Authorized Signature: 
Attachments: None	

PURPOSE:

Amend the enforcement policy and requirements of the City Emergency Water Conservation and Restriction Plan.

BACKGROUND:

The City currently has an effective Emergency Water Conservation and Restriction Plan. However, the leniency that is allowed in Stages IIB and III are too great; they require the City to issue a warning prior to a fine for residential violations. Water Resources feels this is appropriate for Stage IIA, the first mandatory stage, but is allowing many to continue to water until warned, which is unfair to those who abide by the rule. In addition, the Plan allows drip mister systems (efficient systems for shrubbery and flowers) to be used during Stages IIA, IIB, and III. Water Resources endorses the continuation of this, but that watering turf or grass not be an allowed use for drip misters under this allowance.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

The Water Resources Department recommends that City Council amend Chapter 29.5 to no longer require warnings before fines in Stages IIB and III, and eliminate the use of drip misters for irrigation of turf or grass under any of the mandatory stages (IIA, IIB, and III).

Item Number 37

**AMENDING CHAPTER 29
AN ORDINANCE AMENDING CHAPTER 29 OF THE GREENSBORO CODE
OF ORDINANCES WITH RESPECT TO WATER, SEWERS AND WASTE
DISPOSAL**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GREENSBORO:**

Section 1. That Section 29.5-2 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29.5-2. Definitions.

For the purpose of this chapter, the following terms, words, and phrases and their derivations shall have the meaning given herein. The word "shall" is always mandatory and not merely directory.

City is the City of Greensboro.

Customer is a person in whose name a water connection is made and to whom a bill is issued, whether such connection is inside or outside the corporate limits of the city.

Drip irrigation system is any drip system that does not spray water into the air, but may include drip misters which are incorporated with a drip irrigation system. **Nothing used to irrigate turf or grass may be considered a drip irrigation system.**

Person is any person, firm, partnership, association, corporation, company, limited liability company, professional association, or organization of any kind. The term "person" shall also include customers.

Water is raw or treated water from the city public water supply system.

Section 2. That Section 29.5-8 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29.5-8. Enforcement and civil penalty.

(a) *Residential users.* Any residential user who shall violate any provision of this chapter shall be subject to civil penalties. Civil penalties for a violation of Stage IIA, ~~IIB and III~~ **mandatory restrictions** shall be as follows: a warning for the first offense; a civil penalty in the amount of one hundred dollars (\$100.00) for the second offense; a civil penalty in the amount of two hundred dollars (\$200.00) for the third and successive offenses. In Stages **IIB, III,** IV or V, there shall be no warnings given for violations by residential users of the mandatory restrictions of these Stages and the penalties shall be one hundred dollars (\$100.00) for the first offense, two hundred dollars (\$200.00) for the second offense and successive offenses.

(b) *Non-residential users.* Any non-residential customer, who violates any provision of this chapter, shall be subject to a civil penalty except as provided in subsection (d) below. Civil penalties for a violation of any mandatory restriction of any Stage of this chapter shall be as follows: a civil penalty of two hundred dollars (\$200.00) for the first violation; a civil penalty of five hundred dollars (\$500.00) for the second violation; and a civil penalty of one thousand dollars (\$1,000.00) for the third and successive offenses.

(c) *Cumulation of violations.* Violations shall be accumulated by all customers so long as this chapter, in any of its stages, is continuously in effect and until no stage of this chapter has been in effect for a period of one (1) calendar year. Violations of any of the mandatory restrictions of any stage shall accumulate with violations of other stages. Should a customer move, or cease and renew service, during the period described herein, the customer's violations shall continue to accumulate as if such move or cessation had not occurred.

(d) *Civil penalties for excessive water use.* Excessive use water rates imposed upon users by Stages III, IV and V shall constitute the sole monetary penalty for such excessive use. Other violations by such users shall be subject to the civil penalties set out herein. Other enforcement procedures shall apply to such users for excessive use and other violations.

Section 3. That all laws and clauses of laws in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflicts.

Section 4. That this ordinance shall become effective upon adoption.

DISBURSEMENTS MADE BY THE CITY TREASURER

26-Sep-07

The following report covering voucher numbers 180228 through 181221 in the amount of \$16,705,900.35 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

Greensboro Roofing Co. - roof replacement for Metro 911 Building	\$ 64,752.51
Heitkamp - water line rehab project for Sunset Hills, Market & Friendly area	150,523.32
Hilco Transport - hauling services for Transfer Station	222,949.98
Republic Services - hauling services for Transfer Station	789,108.85
Schnabel Engineering South PC - feasibility study for Lake Townsend dam remediation project	231,168.67
Bar Construction Co. - interior renovations for Multi Modal Transportation Center	119,177.14
Choate Construction - general contractor for chemical buildings for Mitchell & Townsend Plants	291,710.80
NRP Inc. - chemical treatment services for Reedy Fork Lift Station	18,000.00
Baker Roofing Co. - replacement of roof on Medical Services Building	46,744.00
Stan Davis - roof repairs at Coliseum	27,125.00
APAC Atlantic - replacement of 16th Street bridge project	156,692.45
ATC Vancom - contracted transportation services	1,017,293.76
Kimball Assoc. - aerial photography for White Street Landfill project	12,380.00
TA Loving Co. - general contractor for North Buffalo Transfer Station project	1,080,215.77
Stonewall Construction Services - general contractor for Equipment Services storage shed project	17,692.20
ALS of NC - installation of concrete foundations at Green Valley & Summit	17,000.00
Infor Global Solutions - professional services to develop SCADA interface for MIS Dept.	20,120.43
Camp, Dresser & McKee - water reclamation facilities nutrient removal	32,410.00
Hazen & Sawyer - professional services for chloramin conversion for Mitchell & Lake Brandt Plants	31,204.79
Hazen & Sawyer - design services for North Buffalo water transfer pump station	46,333.44
Hobby Construction Co. - general contractor for North Buffalo transfer force main project	47,739.99
Norfolk Southern Corp. - 16th Street Bridge encroachment agreement	16,886.67
Schnabel Engineering South PC - feasibility study for Lake Townsend dam remediation project	102,344.55
Triangle Grading & Paving - East Market Street streetscape project	509,280.17
Triangle Grading & Paving - West Friendly Avenue project	417,187.11

Yates Construction Co. - Hilltop Road improvement project	\$	24,747.62
Dan Boyle & Assoc. - professional services for GTA HEAT implementation & evaluation		20,762.47
Corley Redfoot Zack Inc. - design services for Southwest Recreation Center		17,000.00
Finkbeiner Pettis & Strout Inc. - professional services for North Buffalo sanitary sewer outfall project		18,149.75
Salem Contracting - renovations of Fire Training Tower		39,644.55
Wharton-Smith - floating media project for Osborne Plant		108,163.18

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

Motorola - 1st quarter maintenance agreement	143,833.56
ASC Construction Equipment - purchase of wheel excavator	209,323.94
Powerscreen Mid-Atlantic - lease of equipment for White Street Landfill	12,500.00
General Chemical - chemicals for Water Resources	15,060.67
Clifton Parker Construction - CD rehab for 115 Erwin Street	20,480.00
Recorded Books - CD's for Library	13,214.78
Sharpe Brothers - asphalt for City projects	52,682.50
HD Supply Waterworks - fire hydrants	20,891.84
Monticello Auto Wholesalers - purchase of vehicle	14,600.00
Snider Tire - purchase of tires	12,593.50
Waukesha Electric Systems - equipment maintenance agreement for Osborne Plant	24,400.00
Hilco Transport - hauling services for Transfer Station	291,703.79
IG Development - Arlington Park rehab for 1600 Martin Luther Drive	35,421.00
IG Development - lead rehab for 910 Sevier Street	16,220.00
Other Voices of Greensboro - annual contribution	10,000.00
Lankford Protective Services - security services	58,560.82
Brenntag Southeast - chemicals for Water Resources	25,999.89
Carus Phosphates - chemicals for Water Resources	11,912.72
Circa - professional services for architectural survey update for Housing & CD Dept.	12,500.00
City of Burlington - HOME program expense for 819 Rainey Street & 407 Courtland Terrace	84,620.61
Colfax Fire Dept. - fire protection services for Northwest Greensboro & area along I-40	50,000.00
General Chemical Performance Products - chemicals for Water Resources	17,690.38
Kemira Water Solutions - chemicals for Water Resources	19,131.96
Martin Marietta Aggregates - rock for City projects	13,486.57
McLeansville Fire Dept. - fire protection services for East Greensboro	13,631.50
Pinecroft Sedgefield Fire - fire protection services for Southwest Greensboro	217,749.00

Pinecroft Sedgefield Fire - fire protection services for High Point Road, Suttonwood Drive & Mackay Road	\$ 12,486.00
Univar - chemicals for Water Resources	16,101.62
Murdock's Concrete Co. - concrete for City projects	11,360.10
Carolina Tractor - repair of equipment # 2283	35,397.17
Clinard Oil Co. - unleaded & diesel fuel	153,346.76
Covington Diesel - replace transmission on equipment # 2432	10,904.12
Firearm Training Systems - handgun training system for Police Dept.	13,000.00
Potter Oil - bio diesel fuel	34,471.18
Showfety's - socks for Police Dept.	23,058.00
Covington Diesel - replace transmission on bus # 817 & 819	13,734.70
Motorola - mobile radios	11,653.60
Associate Restorations - CD rehab for 1608 Woodbriar Avenue	10,439.00
Banc of America Securities - remarketing agent fees	30,007.93
Brenntag Southeast - chemicals for Water Resources	10,089.50
IG Development - lead rehab for 1231 Randolph Avenue	10,700.00
Malachi House - expenses for transitional shelter operations	12,191.37
Clifton Parker Construction - CD rehab for 1112 Duke Street	21,265.00
FCR Inc. - expenses for recycling program	22,510.56
Grassroots Productions Ltd. - sponsorship for Fun Fourth Festival	10,000.00
Grassroots Productions Ltd. - sponsorship for Greensboro Banner Committee	15,000.00
Grassroots Productions Ltd. - sponsorship for Festival of Lights	10,000.00
Clinard Oil Co. - unleaded fuel	39,262.72
Motorola - cable & equipment for 800 MHz system	11,627.67
Green Resource - chemicals for Transportation Dept.	16,914.88
Attayek Services - landscaping services	35,355.92
NC Dept. of Crime Control & Public Safety - driver training classes for Police Dept.	11,400.00
Capital Ford of Wilmington - purchase of vehicle	45,702.00
Dean's Office Machines - lease of copiers	15,313.44
Gateco Oil Co. - diesel fuel	17,493.66
Potter Oil - bio diesel fuel	33,431.89
Snider Tire - purchase of tires	10,668.30
Gateco Oil Co. - diesel fuel	17,514.87

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross payroll expense for period ended 09/15/07	5,727,423.35
Internal Revenue Service - FICA expense for payroll ended 09/15/07	278,460.87
NC Local Governmental Employees Retirement System - pension expense for payroll ended 09/15/07	322,089.10
United Health Care - medical insurance premium for September	189,482.00
City of Greensboro - dental insurance premium for September	22,357.50

Guilford County - expenses for Metro 911 employees	\$	94,597.14
Wachovia - gross Coliseum payroll expense for period ended 09/16/07		29,989.32
Wachovia - gross Coliseum payroll expense for period ended 09/23/07		33,465.28

Vouchers issued against budget authorization not under contract

Duke Energy - utilities	78,521.83
City of Reidsville - purchase of water	174,009.52
AT&T - phone service	14,500.23
Duke Energy - utilities	253,956.00
Duke Energy - utilities - street lighting bill	202,265.99
Duke Energy - utilities - decorative street lights for McNairy Pointe	14,706.77
Duke Energy - utilities	39,696.23

Page Totals	\$	15,350,641.29
Vouchers less than \$10,000.00		1,355,259.06
Total Issued		16,705,900.35